

### **Arlington Zoning Board of Appeals**

Date: Tuesday, April 9, 2024

**Time:** 7:30 PM

**Location:** Conducted by Remote Participation

**Additional Details:** 

#### **Agenda Items**

#### Administrative Items

#### 1. Conducted by Remote Participation

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Healey's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: Massachusetts Open Meeting Law

For additional information on Arlington's Zoning Board please visit their website. Reference material for this meeting will be available 48 business hours prior to the meeting and may be viewed on the Board's Agendas and Minutes page. Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to ZBA@town.arlington.ma.us 48 hours prior to the start of the meeting.

You are invited to a Zoom meeting.

When: Apr 9, 2024 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

https://town-arlington-ma-us.zoom.us/meeting/register/tZckc-qspzlpH9LCwzmCG\_QlivHYGkofJx\_

After registering, you will receive a confirmation email containing information about joining the meeting.

#### **Hearings**

- 2. Docket #3779 9 Morton Road (continuance)
- 3. Docket #3781 165 Franklin Street (continuance)
- 4. Docket #3788 70 Robbins Road

#### **Meeting Adjourn**



#### **Town of Arlington, Massachusetts**

#### **Conducted by Remote Participation**

#### Summary:

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Healey's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: Massachusetts Open Meeting Law For additional information on Arlington's Zoning Board please visit their website. Reference material for this meeting will be available 48 business hours prior to the meeting and may be viewed on the Board's Agendas and Minutes page.

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to ZBA@town.arlington.ma.us 48 hours prior to the start of the meeting.

You are invited to a Zoom meeting.

When: Apr 9, 2024 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

https://town-arlington-ma-us.zoom.us/meeting/register/tZckc-qspzIpH9LCwvzmCG\_QIivHYGkofJx\_

After registering, you will receive a confirmation email containing information about joining the meeting.



## **Town of Arlington, Massachusetts**

## Docket #3779 9 Morton Road (continuance)

## ATTACHMENTS:

	Туре	File Name	Description
D	Reference Material	#3779_9_Morton_Road_Variance.pdf	#3779 9 Morton Road Variance
D	Reference Material	#3779_9_Morton_Road_Legal_Notice.pdf	#3779 9 Morton Road Legal Notice
ם	Reference Material	#3779_9_Morton_Road_Special_Permit.pdf	#3779 9 Morton Road Special Permit
D	Reference Material	PlotPlan-3-Driveway.pdf	Certified Plot Plan-3-Driveway
D	Reference Material	Plot_Plan_with_shed_placement.pdf	Plot Plan with shed placement
D	Reference Material	9_Morton_Road_Shed_Rendering.pdf	#3779 9 Morton Road Shed
ם	Reference Material	ZBA_Continuation_RequestLetter_3-12-24_mtg.pdf	#3779 ZBA Continuation Request 3-12-24 mtg



V-23-4

Variance Permit Application (ZBA)

Status: Active

Submitted On: 11/21/2023

Primary Location

9 MORTON RD

Arlington, MA 02476

Owner

GREGORIO ANTHONY J; GREGORIO KATHARINE M

9 MORTON ROAD

ARLINGTON, MA 02476

#### **Applicant**

Kate Gregorio

**J** +1 315-382-0559

@ katemgregorio@gmail.com

n 9 Morton Rd

Arlington, MA 02476

## Special Permit Criteria

Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.\*

Our property boundary has a unique shape which tapers toward the back, and has a number of mature trees/plantings that result in limited space available for construction. The irregular shape of our lot restricts our ability to meet the standard 6' setbacks required by the Zoning Bylaw.

Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.\*

Strict enforcement of the 6' setbacks would create substantial hardship for our plans. Adhering to these setback requirements would force us to significantly reduce the size of the accessory dwelling unit or even prevent us from constructing it altogether. This reduction in living space could negatively impact the functionality and long-term usability of the ADU.

#### Describe how desirable relief may be granted without substantial detriment to the public good. \*

Granting this variance would not be detrimental to the public good. The proposed ADU will comply with all other aspects of the Zoning Bylaw, including height, lot coverage, and design standards. Furthermore, it aligns with the town's encouragement of ADU development (Section 5.9.2 A). Our neighbors have expressed support for the project, and we have taken steps to ensure that the ADU's design is in harmony with the surrounding properties.

Describe how desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.\*

Granting this variance would not nullify or substantially derogate from the intent of the Zoning Bylaw. The primary purpose of the setback requirements is to ensure adequate spacing between structures for safety and aesthetics. The proposed ADU will maintain a reasonable distance from adjacent properties and will not compromise safety or the aesthetic character of the neighborhood. Additionally, it supports the town's policy to promote accessory dwelling units as a means to address housing needs while respecting the existing neighborhood context. In more detail:

- We will still have 3.5'+ setbacks on all sides which is more than some other ADUs in Arlington (which have either been granted Variance Permits or Special Use Permits).
- Many of our neighbors have out-buildings within 3' of our property lines.
- This structure would still be more than 100' away from any other dwellings due to the lot sizes of the neighboring properties.
- Most neighbors wouldn't be able to see it at all due to the trees and privacy property fence already in place.

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

## Dimensional and Parking Information

Present Use/Occupancy \*

Proposed Use/Occupancy \*

Residential

Residential

TOWN OF ARLINGTON
Dimensional and Parking Information
For Applications to the Zoning Board of Appeals

1. Property Location: 9 Morton Rd Zoning District: R					
2. Present Use/Occupancy: SF 7263/067778 No. of dwelling units					
Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):					
4. Proposed Use/Occupancy: Pesidential No. of dwelling units 2 (1 SFR + 1 ADU)					٥)
5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):					
		Present Conditions	Proposed Conditions	Min. or max Required by Zoning	
6.	Lot size (Sq. Ft.)	7744	7744	min. (2000	
7.	Frontage (Ft.)	80	80	min. 60	
8.	Floor area ratio	.29	,31	max35	
9.	Lot Coverage (%)	0145	,158	max , 35	
10.	Lot Area per Dwelling Unit (Sq. Ft.)	7744	3872	min.	
11.	Front Yard Depth (Ft.)	-	-	min.	
12.	Left Side Yard Depth (Ft.)	_	3.5	min. 6	
13.	Right Side Yard Depth (Ft.)	_	3.5	min. 6	*
14.	Rear Side Yard Depth (Ft.)	- 15	3.5	min. 6	_
15.	Height (Stories)	_	1	max. 2.5	
16.	Height (Ft.)	-	10'	max. 35'	
17.	Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	5780	5580		
17A.	Landscaped Open Space (% of GFA)	74%	72%	min.	
18.	Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	4875	4409		
18A.	Usable Open Space (% of GFA)	63%	57%	min.	
19.	Number of Parking Spaces	4	4	min.	
20.	Parking area setbacks (if applicable)	_	-	min.	
21.	Number of Loading Spaces (if applicable)	_	-	min.	
22.	Type of construction	_	V	N/A	

23. Slope of proposed roof(s) (in. per ft.)

min.

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 9 Moton Rol Zon	ing District:	
OPEN SPACE*	EXISTING	PROPOSED
Total lot area	7744	7744
Open Space, Usable	4875	4489
Open Space, Landscaped	5780	5580
* Refer to the Definitions in Section 2 of the Zoning	Bylaw.	
GROSS FLOOR AREA (GFA) †		
Accessory Building		200
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	1125	1125
1st Floor	1175	1125
2 <sup>nd</sup> Floor		
3 <sup>rd</sup> Floor		
4 <sup>th</sup> Floor		
5th Floor Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment) Parking garages (except as used for accessory parking or off-street loading purposes)		
All weather habitable porches and balconies		
Total Gross Floor Area (GFA)	2750	2450
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.		
REQUIRED MINIMUM OPEN SPACE AREA		
Landscaped Open Space (Sq. Ft.)	5790	5580
Landscaped Open Space (% of GFA)	74%	72%
Usable Open Space (Sq. Ft.)	4875	4409
Usable Open Space (% of GFA)	63%	57%
This worksheet applies to plans dated \( \) \( \)	designed by / \alpha	
Reviewed with Building Inspector:	Date:	



Town of Arlington
Zoning Board of Appeals
23 Maple Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

#### **LEGAL NOTICE**

Notice is herewith given in accordance with the provisions of Section 3.2.2A of the Zoning Bylaws that there has been an application filed by **Kate and Anthony Gregorio** of Arlington, MA. On November 21, 2023 a petition seeking permission to alter their property located at **9 Morton Road - Block Plan 135.0-0001-0006.0.** Said petition would require a Variance under **Section 5.9.2(B)(1)(Paragraph 5)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on January 23, 2024 as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**<a href="https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar">https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar</a> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <a href="https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes">https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes</a>

**DOCKET NO 3779** 

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: ZBA@town.arlington.ma.us



SP-24-1

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 1/23/2024

Primary Location

9 MORTON RD

Arlington, MA 02476

Owner

GREGORIO ANTHONY J; GREGORIO KATHARINE M

9 MORTON ROAD

ARLINGTON, MA 02476

#### **Applicant**

Kate Gregorio

**J** +1 315-382-0559

@ katemgregorio@gmail.com

9 Morton Rd Arlington, MA 02476

## Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.\*

Sections 5.3.13 and 5.9.2

#### Explain why the requested use is essential or desirable to the public convenience or welfare.\*

The primary use will be as an extended office space for the current occupants of the existing home, reducing traffic and emissions required for commuting to an office elsewhere. Secondary use will be as a living space for one of our parents, should they fall ill or unable to care for themselves, allowing our parents to age in place with us.

#### Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.\*

Neither the primary or secondary use would include any additional vehicles, and would in fact reduce traffic congestion. As far as pedestrian safety, the access point will be through our primary home's back door -- which should not impact public pedestrian traffic in any way.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.\*

Our home currently houses 4 occupants in 4 bedrooms. This additional structure would not increase the occupancy unless one of our parents moves in, in which case the occupancy for the entire property would remain capped at 5 people, which is well within the load intended for a single family house in R1 zoning.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.\*

Section 8.1.6: Reduction or Increase

We are requesting a variance in setback regulations, from 6 feet to 3.5 feet. Our property boundary has a unique shape which tapers toward the back, and has a number of mature trees/plantings that result in limited space available for construction. The irregular shape of our lot restricts our ability to meet the standard 6' setbacks required by the Zoning Bylaw.

Strict enforcement of the 6' setbacks would create substantial hardship for our plans. Adhering to these setback requirements would force us to significantly reduce the size of the accessory dwelling unit or even prevent us from constructing it altogether. This reduction in living space could negatively impact the functionality and long-term usability of the ADU.

Granting this variance would not be detrimental to the public good. The proposed ADU will comply with all other aspects of the Zoning Bylaw, including height, lot coverage, and design standards. Furthermore, it aligns with the town's encouragement of ADU development (Section 5.9.2 A). Our neighbors have expressed support for the project, and we have taken steps to ensure that the ADU's design is in harmony with the surrounding properties.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.\*

The main purpose of the setback requirements is to ensure adequate spacing between structures for safety and aesthetics. The proposed "ADU" structure will maintain a reasonable distance from adjacent properties and will not compromise safety or the aesthetic character of the neighborhood. Additionally, it supports the town's policy to promote accessory dwelling units as a means to address housing needs while respecting the existing neighborhood context. In more detail:

- We will still have 3.5'+ setbacks on all sides which is more than some other ADUs in Arlington (which have either been granted Variance Permits or Special Use Permits).
- Many of our neighbors have out-buildings within 3' of our property lines.
- This structure would still be more than 100' away from any other dwellings due to the lot sizes of the neighboring properties.
- Most neighbors wouldn't be able to see it at all due to the trees and privacy property fence already in place.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.\*

The primary use will be as an extended office space for the current occupants of the existing home. Secondary use will be as a living space for one of our parents, should they fall ill or unable to care for themselves. Neither of these use cases will substantially impact the number of occupants of the property as a whole, or change the character of how we use our property in any way.

Proposed Use/Occupancy \*

## **Dimensional and Parking Information**

Present Use/Occupancy \*

SF Residential

Existing Number of Dwelling Units\*

Proposed Number of Dwelling Units\*

2

Existing Gross Floor Area (Sq. Ft.)\* Proposed Gross Floor Area (Sq. Ft.)\* 2250 2450 Existing Lot Size (Sq. Ft.)\* Proposed Lot Size (Sq. Ft.)\* ② 7744 7744 Minimum Lot Size required by Zoning\* Existing Frontage (ft.)\* 6000 80 **Proposed Frontage (ft.)\*** Minimum Frontage required by Zoning\* 80 60 Existing Floor Area Ratio\* Proposed Floor Area Ratio\* 0.29 0.31 Max. Floor Area Ratio required by Zoning\* Existing Lot Coverage (%)\* 0.35 0.145 Proposed Lot Coverage (%)\* Max. Lot Coverage required by Zoning\* 0.158 0.35 Existing Lot Area per Dwelling Unit (Sq. Ft.)\* Proposed Lot Area per Dwelling Unit (Sq. Ft.)\* 7740 3872 Minimum Lot Area per Dwelling Unit required by Existing Front Yard Depth (ft.)\* Zoning\* 30 0

Proposed Front Yard Depth (ft.)*	Minimum Front Yard Depth required by Zoning*
30	0
Existing Left Side Yard Depth (ft.)*	Proposed Left Side Yard Depth (ft.)*
0	3.5
Minimum Left Side Yard Depth required by Zoning*	Existing Right Side Yard Depth (ft.)*
6	0
Proposed Right Side Yard Depth (ft.)*	Minimum Right Side Yard Depth required by Zoning*
3.5	6
Existing Rear Yard Depth (ft.)*	Proposed Rear Yard Depth (ft.)*
0	3.5
Minimum Rear Yard Depth required by Zoning*	Existing Height (stories)
6	0
Proposed Height (stories)*	Maximum Height (stories) required by Zoning*
1	2.5
Existing Height (ft.)*	Proposed Height (ft.)*
0	10
Maximum Height (ft.) required by Zoning*	
35	

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*	Proposed Landscaped Open Space (Sq. Ft.)*
5780	5580
Existing Landscaped Open Space (% of GFA)*	Proposed Landscaped Open Space (% of GFA)*
74	72
Minimum Landscaped Open Space (% of GFA) required by Zoning*	Existing Usable Open Space (Sq. Ft.)*
O	4875
Proposed Usable Open Space (Sq. Ft.)*	Existing Usable Open Space (% of GFA)*
4409	63
Proposed Usable Open Space (% of GFA)*	Minimum Usable Open Space required by Zoning*
57	0
Existing Number of Parking Spaces*	Proposed Number of Parking Spaces*
4	4
Minimum Number of Parking Spaces required by Zoning*	Existing Parking area setbacks
0	0
Proposed Parking area setbacks *	Minimum Parking Area Setbacks required by
0	Zoning*
	0

**Existing Number of Loading Spaces Proposed Number of Loading Spaces\*** 0 0 Minimum Number of Loading Spaces required by Existing Slope of proposed roof(s) (in. per ft.)\* Zoning\* 0 0 Proposed Slope of proposed roof(s) (in. per ft.)\* Minimum Slope of Proposed Roof(s) required by Zoning\* 0.2 0 Existing type of construction\* Proposed type of construction\* 0 ٧ **Open Space Information Existing Total Lot Area\* Proposed Total Lot Area\*** 7740 7740 Existing Open Space, Usable\* Proposed Open Space, Usable\* 4875 4409 **Existing Open Space, Landscaped\*** Proposed Open Space, Landscaped\* 5780 5580

### **Gross Floor Area Information**

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

200

Basement or Cellar, Existing Gross Floor Area ②	Basement or Cellar, Proposed Gross Floor Area
1125	1125
1.5. 5 0. 5. 4	N
1st Floor, Existing Gross Floor Area	New Field
1125	_
1st Floor Drawaged Cross Floor Area	2nd Floor Evicting Cross Floor Area
1st Floor, Proposed Gross Floor Area	2nd Floor, Existing Gross Floor Area
1125	_
2nd Floor Dropood Cross Floor Area	2nd Floor Eviating Cross Floor Area
2nd Floor, Proposed Gross Floor Area	3rd Floor, Existing Gross Floor Area
_	_
2nd Floor Dropood Cross Floor Avec	Ath Floor Evicting Cross Floor Area
3rd Floor, Proposed Gross Floor Area	4th Floor, Existing Gross Floor Area
<del>-</del>	_
4th Floor, Proposed Gross Floor Area	5th Floor, Existing Gross Floor Area
4th Floor, Froposed Gross Floor Area	Stil Floor, Existing Gross Floor Area
	_
5th Floor, Proposed Gross Floor Area	Attic, Existing Gross Floor Area ②
_	-
Attic, Proposed Gross Floor Area	Parking Garages, Existing Gross Floor Area <b>②</b>
_	-
Parking Garages, Proposed Gross Floor Area	All weather habitable porches and balconies,
_	Existing Gross Floor Area
	_

All weather habitable porches and balconies, Proposed Gross Floor Area —	Total Existing Gross Floor Area		
	2250		
Total Proposed Gross Floor Area			

+ -× =

2450

+ -× =

## MORTGAGE INSPECTION PLAN

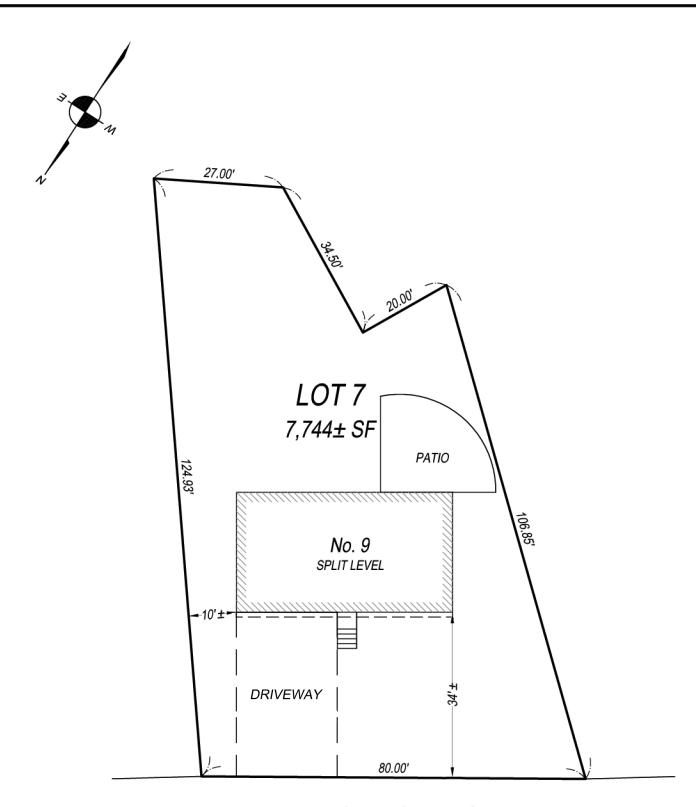
**LOCATION:9 MORTON ROAD** CITY, STATE: ARLINGTON, MA **APPLICANT: GREGORIO** 

**CERTIFIED TO: RESIDENTIAL MORTGAGE** 

DATE: 03-16-2021



CHARLESTOWN, MA 02129 T (617) 242-1313; F (617) 242-1616 WWW.BOSTONSURVEYINC.COM



## **MORTON ROAD**

SCALE: 1'' = 20'

#### FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in as area designated as major impro

**COMMUNITY PANEL No. 25017C0416E** 

**EFFECTIVE DATE: 6/4/2010** 

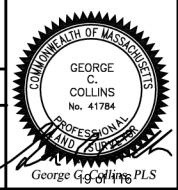
REFERENCES

DEED REF: 57807/594 PLAN REF: 6099/END

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted hereon.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



# SITE PLAN

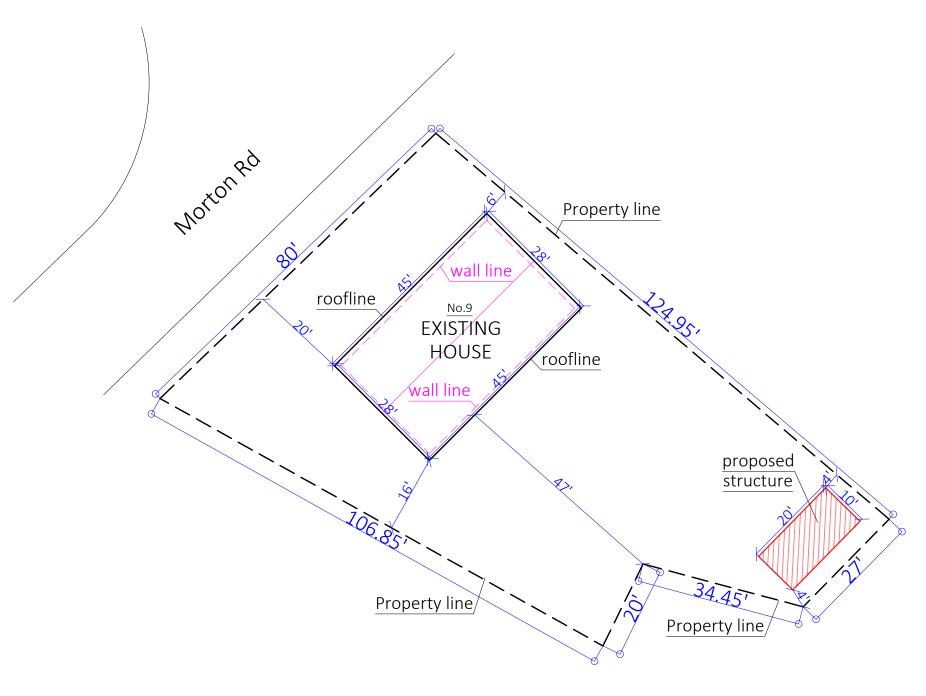
9 Morton Rd

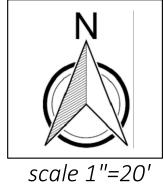
Arlington, MA 02476

Parcel ID: ARLI M:135.0 B:0001 L:0006

Lot area: 0.18 Acres

Paper Size: 11"x17"







**Current Size: 10x20x8** 

View Shed In AR

From: Kate and Anthony Gregorio, 9 Morton Rd. Arlington MA 02476

To: Zoning Board of Appeals, Arlington MA

On: ZBA Meeting, Tuesday March 12, 2024

**Regarding:** Continuance Request

Dear Chairman and Board Members,

We are writing to request a continuance to our ZBA Special Use/Variance
Permit Application. We do not yet have plans ready to share with the board.

If possible, we'd like to defer until May, as we anticipate a delay and slowdown in the coming months.

Thank you for your time,

Anthony and Kate Gregorio

9 Morton Rd



## **Town of Arlington, Massachusetts**

## Docket #3781 165 Franklin Street (continuance)

## ATTACHMENTS:

	Туре	File Name	Description
D	Reference Material	#3781_165_Franklin_Street_Legal_ad.pdf	#3781 165 Franklin Street Legal ad
ם	Reference Material	#3781_165_Franklin_Street_Special_Permit.pdf	#3781 165 Franklin Street Special Permit
ם	Reference Material	23057165_Franklin_St.Arlington_MA_INITIAL_SET.pdf	165 Franklin St. Initial Drawings
ם	Reference Material	165_Franklin_StSecond_Decision_AHC.pdf	165 Franklin St. Second Decision AHC 02052024
D	Reference Material	ARL.182_Inventory_165-167_Franklin_St1850.pdf	ARL.182 Inventory 165-167 Franklin St 1850 AHC 020524
D	Reference Material	23057165_Franklin_St.ArlingtonMA_AHC_09JAN24_(1).pdf	23057 - 165 Franklin St.Arlington, MA AHC 09JAN24
D	Reference Material	23057165_Franklin_St.ArlingtonMA9JAN24_(11X17).pdf	23057 - 165 Franklin St.Arlington, MA - 9JAN24 (11X17)
D	Reference Material	23057165_Franklin_St.ArlingtonMA_9JAN24.pdf	23057 - 165 Franklin St.Arlington, MA 9JAN24
ם	Reference Material	B_Mangrum_letter_165_Franklin.pdf	B Mangrum letter 165 Franklin
ם	Reference Material	23057165_Franklin_St_ArlingtonMA7MAR24_ZBA11X17.pdf	165 Franklin St Arlington MA 7MAR24
ם	Reference Material	#3781_165_Franklin_StArlington_MA_GFA_3-12-2024.pdf	#3781 165 Franklin St. Arlington MA GFA 3-12-2024
D	Reference Material	#3781_65_Franklin_St_Arlington_MA_Z0_3-12-2024.pdf	#3781 65 Franklin St Arlington MA Z0 3- 12-2024



Town of Arlington
Zoning Board of Appeals
23 Maple Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

#### **LEGAL NOTICE**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **165 Franklin Street, LLC** of Arlington, MA. on December 7, 2023, a petition seeking to alter their property located at **165 Franklin Street - Block Plan 044.0-0001-0013.0.** Said petition would require a **Special Permit** under **Section 5.4.2(B)(6)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on February 13, 2024**, **as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**<a href="https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar">https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar</a> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <a href="https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes">https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes</a>

**DOCKET NO 3781** 

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: ZBA@town.arlington.ma.us



SP-23-8

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 12/7/2023

**Primary Location** 

165 FRANKLIN ST Arlington, MA 02474

Owner

Kristen Germano FRANKLIN ST 165 ARLINGTON, MA 02474 **Applicant** 

Gregory Zalanskas

**J** +1 978-835-5194

greg.zalanskas@comcast.net

♠ 34 Birch Rd

MA Andover, Ma 01810

## Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.\*

5,4,2,B,6 large additions

Explain why the requested use is essential or desirable to the public convenience or welfare.\*

Larger Dwellings units and generous lot will be desirable to families, and long term ownership.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.\*

the intensity of use ,or occupancy does not change from the existing two family residence.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.\*

there is no increase in the number of households and therefore will not result in an increased burden on systems and services.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.\*

the increase in area will conform to the required setbacks, allowed height, and lot coverage.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.\*

the proposed & renovated structure will be in keeping with adjacent structures, and shall not be detrimental to the health or welfare of the neighborhood.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.\*

the use remains a 2 family residence, the massing of 2 attached homes, and character of the structure will be similar to that of detached single family structures in the vicinity.

## **Dimensional and Parking Information**

Present Use/Occupancy *	Proposed Use/Occupancy *
two family	two family
Existing Number of Dwelling Units*	Proposed Number of Dwelling Units*
2	2
_	_
Existing Gross Floor Area (Sq. Ft.)*	Proposed Gross Floor Area (Sq. Ft.)*
4102	7563
Existing Lot Size (Sq. Ft.)*	Proposed Lot Size (Sq. Ft.)* ②
11088	11088

Minimum Lot Size required by Zoning*	Existing Frontage (ft.)*
6000	56
Proposed Frontage (ft.)*	Minimum Frontage required by Zoning*
56	60
Existing Floor Area Ratio*	Proposed Floor Area Ratio*
0.37	0.68
Max. Floor Area Ratio required by Zoning*	Existing Lot Coverage (%)*
-1	15
Proposed Lot Coverage (%)*	Max. Lot Coverage required by Zoning*
28.5	35
Existing Lot Area per Dwelling Unit (Sq. Ft.)*	Proposed Lot Area per Dwelling Unit (Sq. Ft.)*
5544	5544
Minimum Lot Area per Dwelling Unit required by	Existing Front Yard Depth (ft.)*
Zoning*	37
3000	
Proposed Front Yard Depth (ft.)*	Minimum Front Yard Depth required by Zoning*
37	20
Existing Left Side Yard Depth (ft.)*	Proposed Left Side Yard Depth (ft.)*
8.8	9

Minimum Left Side Yard Depth required by Zoning*	Existing Right Side Yard Depth (ft.)* 11.8
Proposed Right Side Yard Depth (ft.)* 11.2	Minimum Right Side Yard Depth required by Zoning*
Existing Rear Yard Depth (ft.)* 94.5	Proposed Rear Yard Depth (ft.)* 32.2
Minimum Rear Yard Depth required by Zoning*	Existing Height (stories) 2.5
Proposed Height (stories)* 2.5	Maximum Height (stories) required by Zoning* 2.5
Existing Height (ft.)* 32.25	Proposed Height (ft.)* 32.88
Maximum Height (ft.) required by Zoning* 35	
For additional information on the Open Spa 2 of the Zoning Bylaw.	ace requirements, please refer to Section
Existing Landscaped Open Space (Sq. Ft.)* 5948	Proposed Landscaped Open Space (Sq. Ft.)* 6125

Existing Landscaped Open Space (% of GFA)* 250	Proposed Landscaped Open Space (% of GFA)* 81
Minimum Landscaped Open Space (% of GFA) required by Zoning*  10	Existing Usable Open Space (Sq. Ft.)* 5948
Proposed Usable Open Space (Sq. Ft.)* 3468	Existing Usable Open Space (% of GFA)* 201
Proposed Usable Open Space (% of GFA)* 46	Minimum Usable Open Space required by Zoning*
Existing Number of Parking Spaces*	Proposed Number of Parking Spaces*
Minimum Number of Parking Spaces required by Zoning*	Existing Parking area setbacks
Proposed Parking area setbacks * 64	Minimum Parking Area Setbacks required by Zoning*
Existing Number of Loading Spaces O	Proposed Number of Loading Spaces*
Minimum Number of Loading Spaces required by Zoning*	Existing Slope of proposed roof(s) (in. per ft.)*  8

Proposed Slope of proposed roof(s) (in. per ft.)\* Minimum Slope of Proposed Roof(s) required by Zoning\* 8 2 Existing type of construction\* Proposed type of construction\* wood frame wood Open Space Information Existing Total Lot Area\* Proposed Total Lot Area\* 11088 11088 Existing Open Space, Usable\* Proposed Open Space, Usable\* 5948 3468 Existing Open Space, Landscaped\* Proposed Open Space, Landscaped\* 250 81 **Gross Floor Area Information Accessory Building, Existing Gross Floor Area Accessory Building, Proposed Gross Floor Area** 0 0 Basement or Cellar, Existing Gross Floor Area ② **Basement or Cellar, Proposed Gross Floor Area** 1159 1964 1st Floor, Existing Gross Floor Area **New Field** 

0

1661

1st Floor, Proposed Gross Floor Area		2nd Floor, Existing Gross Floor Area		
2474		1183		
2nd Floor, Proposed Gross Floor Area		3rd Floor, Existing Gross Floor Area		
2567		0		
3rd Floor, Proposed Gross Floor Area		4th Floor, Existing Gross Floor Area		
0		0		
4th Floor, Proposed Gross Floor Area		5th Floor, Existing Gross Floor Area		
0		0		
5th Floor, Proposed Gross Floor Area		Attic, Existing Gross Floor Area ②		
0		99		
Attic, Proposed Gross Floor Area		Parking Garages, Existing Gross Floor Area ②		
558		0		
Parking Garages, Proposed Gross Floor Area		All weather habitable porches and balconies,		
606		Existing Gross Floor Area		
		0		
All weather habitable porches and balconies, Proposed Gross Floor Area O		Total Existing Gross Floor Area		
		4102	+- ×=	
Total Droposed Cross Floor Area				
Total Proposed Gross Floor Area				
8169	+= ×=			

## Attachments



### 23057 - 165 Franklin St. Arlington MA INITIAL SET.pdf

23057 - 165 Franklin St. Arlington MA INITIAL SET.pdf Uploaded by Gregory Zalanskas on Dec 8, 2023 at 2:35 PM



# **Supporting Documentation [worksheet and drawings]** plans 165 Franklin St. Arlington MA - 1st set for special permit.pdf Uploaded by Gregory Zalanskas on Dec 7, 2023 at 3:59 PM

REQUIRED

## History

Date	Activity
11/25/2023, 9:43:31 AM	Gregory Zalanskas started a draft of Record SP-23-8
11/25/2023, 9:45:59 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerEmail from "" to "greg.zalanskas@comcast.net"
11/25/2023, 9:45:59 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerName from "CHELARIU CRISTIAN" to "Kristen Germano"
11/25/2023, 9:45:59 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerPhoneNo from "" to "6175290332"
11/25/2023, 9:46:00 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerStreetName from "165 FRANKLIN ST" to " FRANKLIN ST"
11/25/2023, 9:46:00 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerStreetNo from "" to "165"
12/7/2023, 4:01:02 PM	Gregory Zalanskas submitted Record SP-23-8
12/7/2023, 4:01:03 PM	Gregory Zalanskas submitted Record SP-23-8
12/7/2023, 4:01:03 PM	approval step Zoning Administrator Reviewwas assigned to Colleen Ralston on Record SP-23-8
12/8/2023, 2:35:35 PM	Gregory Zalanskas added attachment 23057 - 165 Franklin St.Arlington MA INITIAL SET.pdf to Record SP-23-8
12/11/2023, 11:40:32 AM	Colleen Ralston approved approval step Zoning Administrator Review on Record SP-23-8

Date	Activity
12/11/2023, 11:40:32 AM	approval step Building Inspector Reviewwas assigned to Michael Ciampa on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Gross Floor Area (Sq. Ft.) from "4258" to "4102" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Gross Floor Area (Sq. Ft.) from "6102" to "7563" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Floor Area Ratio from "0.38" to "0.37" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Floor Area Ratio from "0.55" to "0.68" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Max. Floor Area Ratio required by Zoning from "0" to "-1" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Lot Coverage (%) from "28" to "28.5" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Rear Yard Depth (ft.) from "94.63" to "94.5" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Rear Yard Depth (ft.) from "37.2" to "32.2" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Minimum Rear Yard Depth required by Zoning from "12" to "11" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Landscaped Open Space (Sq. Ft.) from "3468" to "6125" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Landscaped Open Space (% of GFA) from "139" to "250" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Landscaped Open Space (% of GFA) from "57" to "81" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Usable Open Space (% of GFA) from "139" to "201" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Usable Open Space (% of GFA) from "57" to "46" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Parking area setbacks from "65" to "64" on Record SP-23-8
12/13/2023, 10:04:41 AM	Kerri O'Brien changed Minimum Parking Area Setbacks required by Zoning from "15" to "20" on Record SP-23-8
12/13/2023, 10:04:41 AM	Kerri O'Brien changed Minimum Slope of Proposed Roof(s) required by Zoning from "0" to "2" on Record SP-23-8

Date	Activity
12/13/2023, 10:05:08 AM	Kerri O'Brien changed Existing Open Space, Landscaped from "139" to "250" on Record SP-23-8
12/13/2023, 10:05:08 AM	Kerri O'Brien changed Proposed Open Space, Landscaped from "57" to "81" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Basement or Cellar, Proposed Gross Floor Area from "1936" to "1964" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Total Proposed Gross Floor Area from "8644" to "8169" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Attic, Existing Gross Floor Area from "255" to "99" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Total Existing Gross Floor Area from "4258" to "4102" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Attic, Proposed Gross Floor Area from "1061" to "558" on Record SP-23-8

## Timeline

Label	Activated	Completed	Assignee	Due Date
✓ Zoning Administrator Review	12/7/2023, 4:01:03 PM	12/11/2023, 11:40:32 AM	Colleen Ralston	-
✓ Building Inspector Review	12/11/2023, 11:40:32 AM	-	Michael Ciampa	-
Create Docket Number	-	-	-	-
Create Legal Notice	-	-	-	-
✓ Legal Notice Stamped by Town Clerk	-	-	-	-
✓ Request abutters list from Assessors	-	-	-	-
✓ Send Legal Notice to Newspaper	-	-	-	-
✓ Send Legal Notice to Abutters	-	-	-	-
✓ Create Docket Folder (Z Drive)	-	-	-	-

Label	Activated	Completed	Assignee	Due Date
✓ Share with Planning	-	-	-	-
<ul><li>Create Item in Novus</li><li>Agenda (add documents)</li></ul>	-	-	-	-
✓ Add Item to Meeting Agenda	-	-	-	-
✓ Building Inspector letter to Novus Agenda	-	-	-	-
<ul><li>Create Meeting for Town Calendar</li></ul>	-	-	-	-
✓ Add Draft decision to the Meeting Agenda	-	-	-	-
✓ Approved Decisions send to Docusign	-	-	-	-
✓ Completed Decisions to the Town Clerk for Date Stamp	-	-	-	-
✓ Completed Decisions with Date Stamp add to the Docket Folder	-	-	-	-
✓ Permit Issued 20 days after decision (signed and stamped)*	-	-	-	-
\$ Application Fee	-	-	Gregory Zalanskas	-

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 21, 2023 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO A ASSUMED DATUM OF 500.0'

BENCHMARK: MAG NAIL SET IN UTILITY POLE ELEV. = 502.3' ( ASSUMED )

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE:

COMMUNITY PANEL: 25017C0417E EFFECTIVE DATE: 06-04-2010

PREPARED FOR: CARMEN & CRISTIAN CHELARIU 165 FRANKLIN ST. ARLINGTON, MA

DEED: BK 56731; PG 579 PLAN: BK 1192; PG 181 No. 1324 OF 1929 PL BK 305; PL 19

NOTES: PARCEL ID:044.0-0001-0013.0 ZONING: R2

REQUIRED ZONING TABLE: DISTRICT: **EXISTING** 11,088 s.f LOT AREA: 6,000 s.f LOT FRONTAGE: 56' 20' 10' 20' 35% 30% 10% 35' 2.5 FRONT SETBACK: 37.1' 8.8' 93.5' 19% 35.9% 10% 30.1' 2.5 SIDE SETBACK: REAR SETBACK: LOT COVERAGE: OPEN SPACE: LANDSCAPE: MAX. HEIGHT: MAX. STORIES:

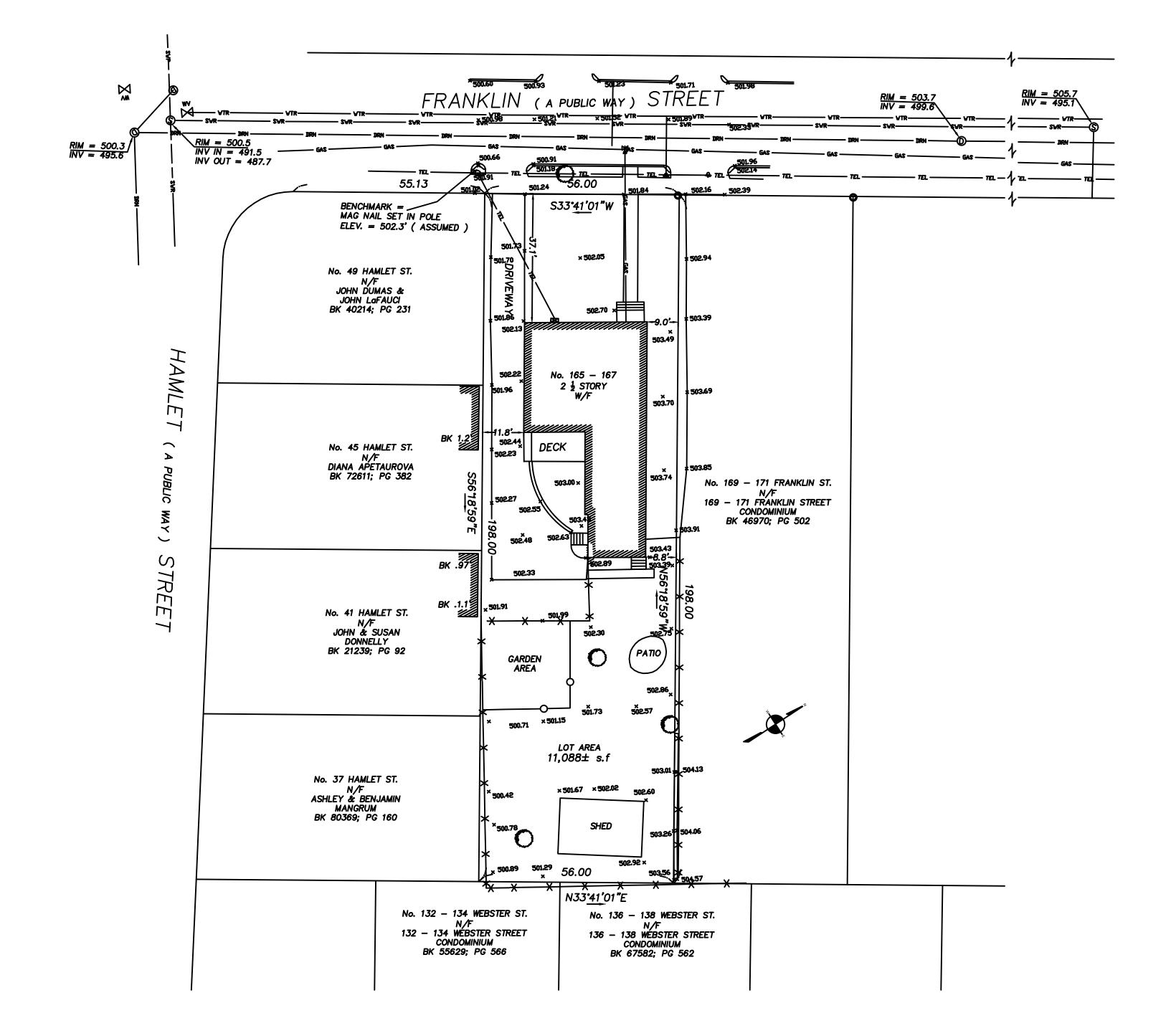
# SITE PLAN OF LAND

LOCATED AT

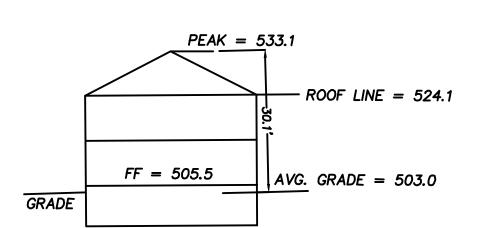
# 165 - 167 FRANKLIN STREET ARLINGTON, MA

DATE: JULY 23, 2023 SCALE: 1.0 INCH = 20.0 FEET

20 40 60

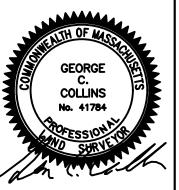


HEIGHT SKETCH: NOT TO SCALE



FIELD: JJH
DRAFT: JJH
CHECK: GCC

DATE: 07/23/23



GEORGE C. COLLINS, P.L.\$

UNIT C-4 SHIPWAY PLACE CHARLESTOWN, MA 02129 (617) 242-1313



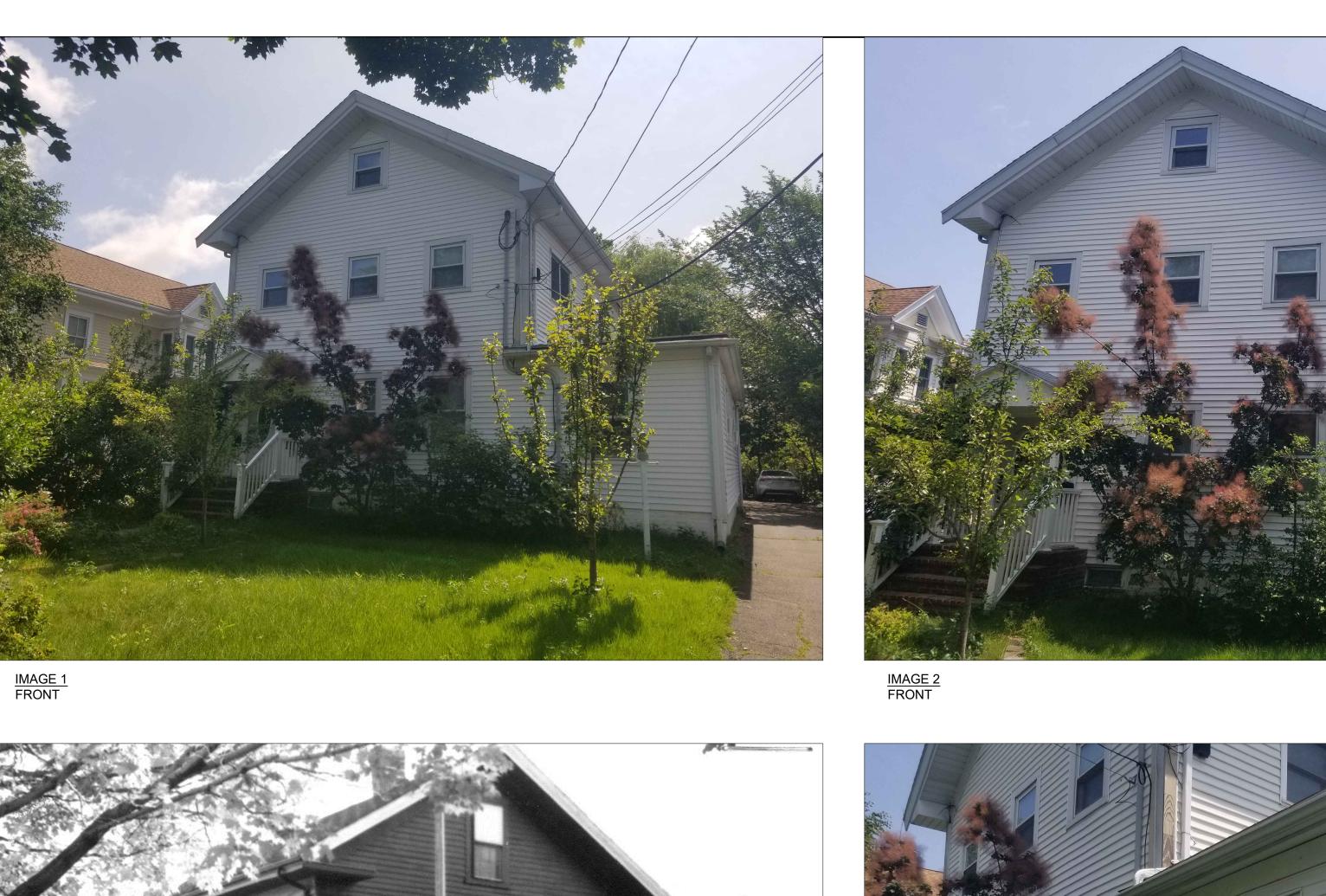






IMAGE 6 REAR RIGHTSIDE

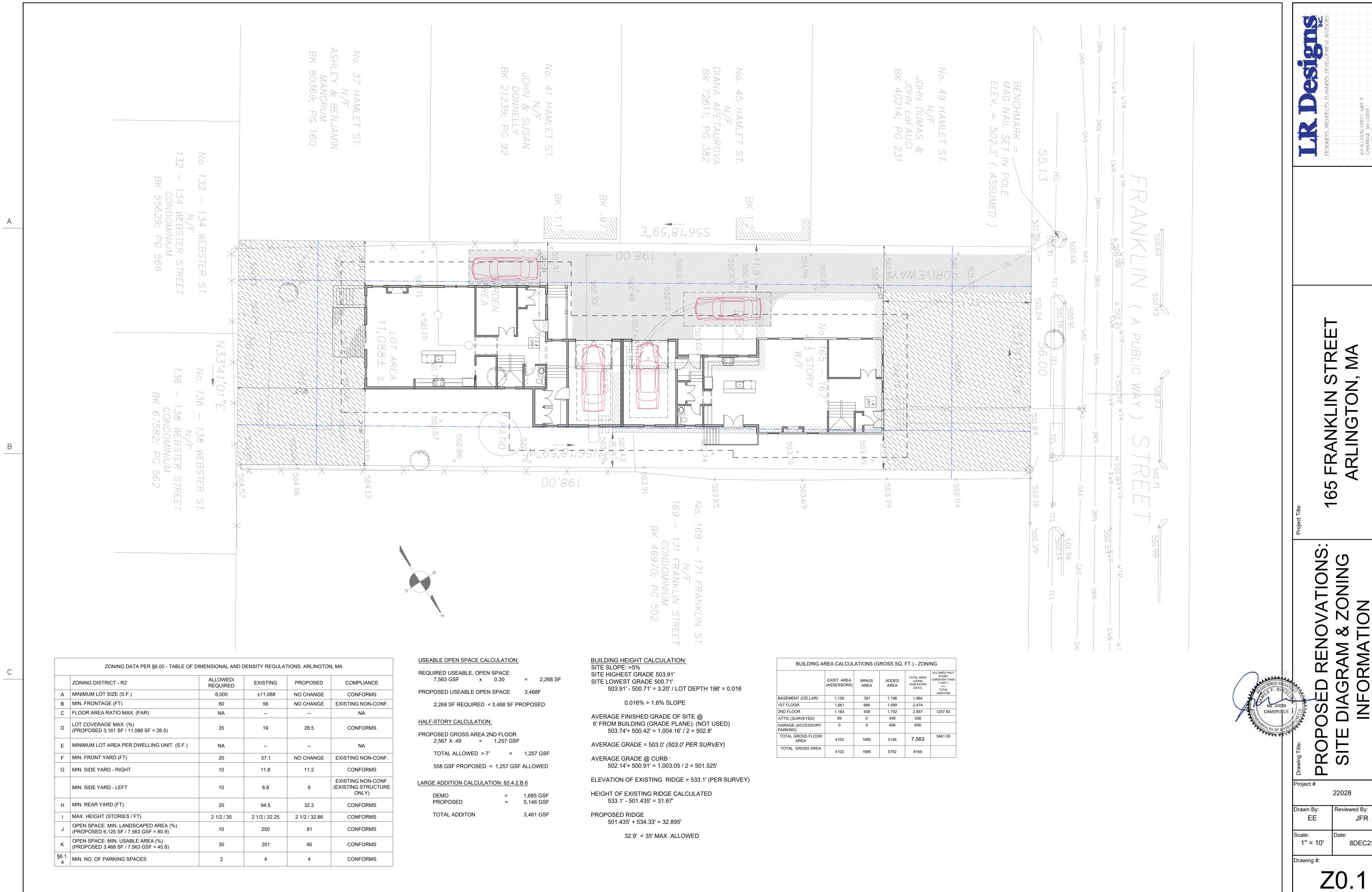


IMAGE 4 FRONT CIRCA 1980 - MHC IMAGE

165 22028 Scale: Date: 1/8" = 1'-0" 8DEC23 IMAGES

38 of 116 2

IMAGE 5 FRONT RIGHT CORNER



8DEC23

39 of 116 2







#### THE ARLINGTON HISTORICAL COMMISSION

### WHITTEMORE ROBBINS HOUSE ARLINGTON, MASSACHUSETTS 02476

Menotomy • 1635 West Cambridge • 1807 Arlington • 1867

#### Memorandum

**DATE:** January 30, 2024

TO: Michael Ciampa, Director, Arlington Inspectional Services

CC: zba@town.arlington.ma.us

FROM: JoAnn Robinson, Chair, Arlington Historical Commission

**RE:** 165 Franklin Street–Second Phase Decision

This address is included on the Arlington Historical Commission Inventory of Significant Properties. The significant Greek revival building was built about 1850. Please see the attached inventory which describes the existing status in 1980.

At the meeting on January 9, 2024 the Arlington Historical Commission voted to approve the following.

The Commissioners approved the plans to build the garage and additional residence at the back of the original house. The plan for this addition is attached to this email. Once again, we will monitor the materials for all windows, siding, trim, etc. for the garage and second residence.

A motion was made by Commissioner Stange to move forward on the plans that describe the footprint and the dimensions of the addition behind the original building. Commissioner Schaefer seconded the motion and a roll call vote was taken and all voted in favor of the motion.

Please let me know if you have any questions.

eden Robinson

Regards

JoAnn Robinson

Chair, Arlington Historical Commission

# Massachusetts Cultural Resource Information System Scanned Record Cover Page

Inventory No: ARL.182

Historic Name: Jones, William H. House

**Common Name:** 

Address: 165-167 Franklin St

City/Town: Arlington

Village/Neighborhood: Arlington Center;

Local No: 155; Year Constructed: C 1850

Architectural Style(s): Greek Revival;

**Use(s):** Multiple Family Dwelling House; Single Family Dwelling House;

**Significance:** Architecture;

Area(s):

Designation(s):

**Building Materials:** Roof: Asphalt Shingle;

Wall: Wood; Wood Clapboard;

**Demolished** No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<a href="http://mhc-macris.net/macrisdisclaimer.htm">http://mhc-macris.net/macrisdisclaimer.htm</a>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, October 3, 2023 at 4:23 PM

ARL. 182

Pl- Arl, Cut

#### FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION 294 Washington Street, Boston, MA 02108

14 GOT, 120 COOK BEST 10 1985 158 1 1986 1986

Area	Form no.
	1 majoris
	155,00

Arlington, MA.

sl65-167 Franklin Street

ic Name William H. Jones House

riginal residential

resent " "

nip: \(\mathbb{Z}\) Private individual

Private organization

ris \(\frac{F}{A}\) and Patricia M. Rahilly

Public

riginal owner William H. Jone

location in relation to nearest cross streets and other buildings or geographical features.

Indicate north.

DIAM Map SHOWING Propose,

	s165-167 Franklin Street
	ic Name William H. Jones House
	riginal residential
	resent
	hip: X Private individual Private organization ris F. and Patricia M. Rahilly Public William H. Jones
	PTION:
	c. 1850
	arce Arlington maps and directories
	Greek Revival/ Frame Vernacular hybrid
	ect Mark Market 1 are 1
	or wall fabric clapboard
	ldings
	ne transcription acude process
Major	alterations (with dates)
CLF	of simple read eaves in
	rates or saw rada est one Fluid of the right of res
Moved_	Date
Approx	a. acreage less than 1 acre
Settin	ng

Recorded by	E. Gordon, N. Doonan	1018
Organization_	American Landmarks,	Inc.
Date	September 23, 1980	

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

One of the few houses in Northeast Arlington which possesses characteristics of a specific architectural style, this Greek Revival dwelling dates to Ca. 1850. Most of the houses on Franklin Street date to the early 20th Century. Its main facade is three bays long. Its main entrance is enframed by wide pilasters and a heavy entablature. The length of the windows to the right of the entrance has been reduced. Its stylistic affiliation notwithstanding, this residence plainly betrays its vernacular origins in the treatment of simple rear eaves and fenestration.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

This house is the southernmost of a trio of houses on Northern Franklin Street built during the mid 19th Century. From the 1860's until the 1880's it was the residence of William H. Jones. He is listed in the Arlington Mass. Business Directories as a clerk in 1869-70 and as a poultry dealer in 1883. By 1890 another poultry dealer, James H. Russell, occupied this dwelling.

BIBLIOGRAPHY and/or REFERENCES

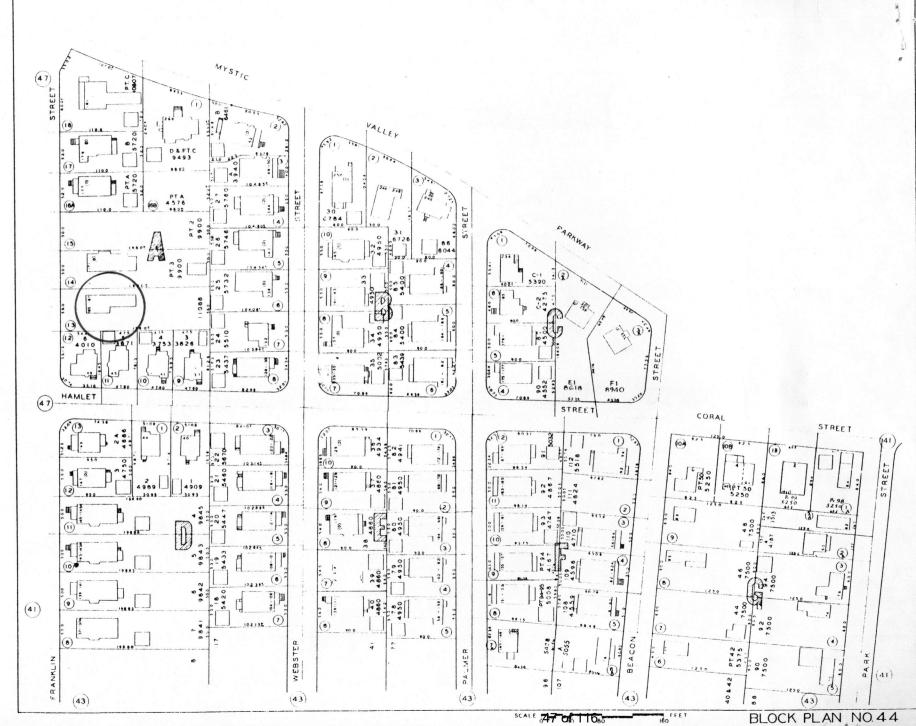
1875 Beers & Co. Atlas

1884 Bird's Eye View of Arlington, Arlington Advocate

1898 Stadley & Co. Atlas

1923 Sanborn Map Co. Atlas

Arlington Directories of 1869/70, 1883, 1890, 1898, 1923

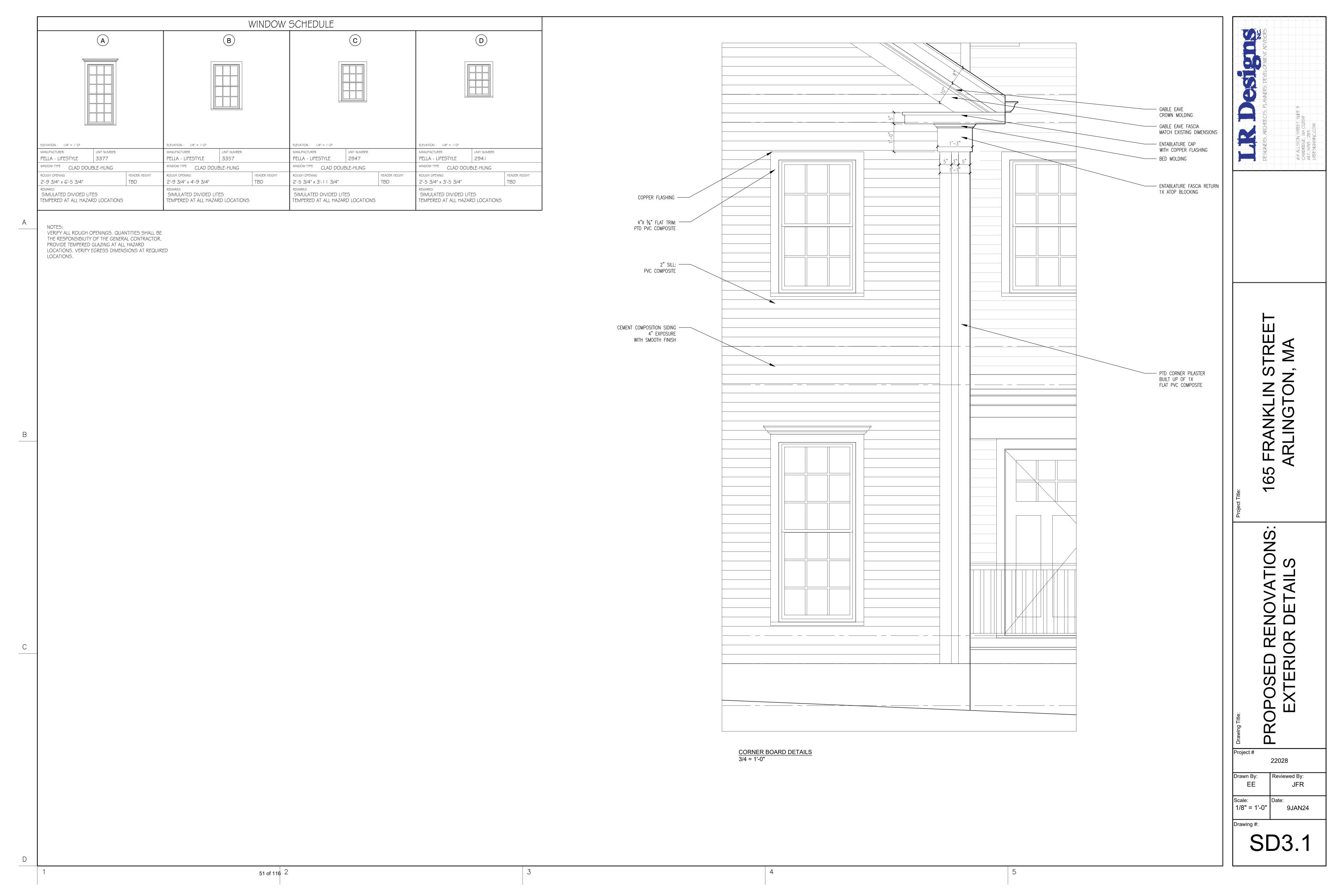


BLOCK PLAN NO.44
165-167 Franklin Freet











IMAGES

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165

EXISTING

22028 Scale: Da 1/8" = 1'-0"

9JAN24

IMAGES

53 of 116 2

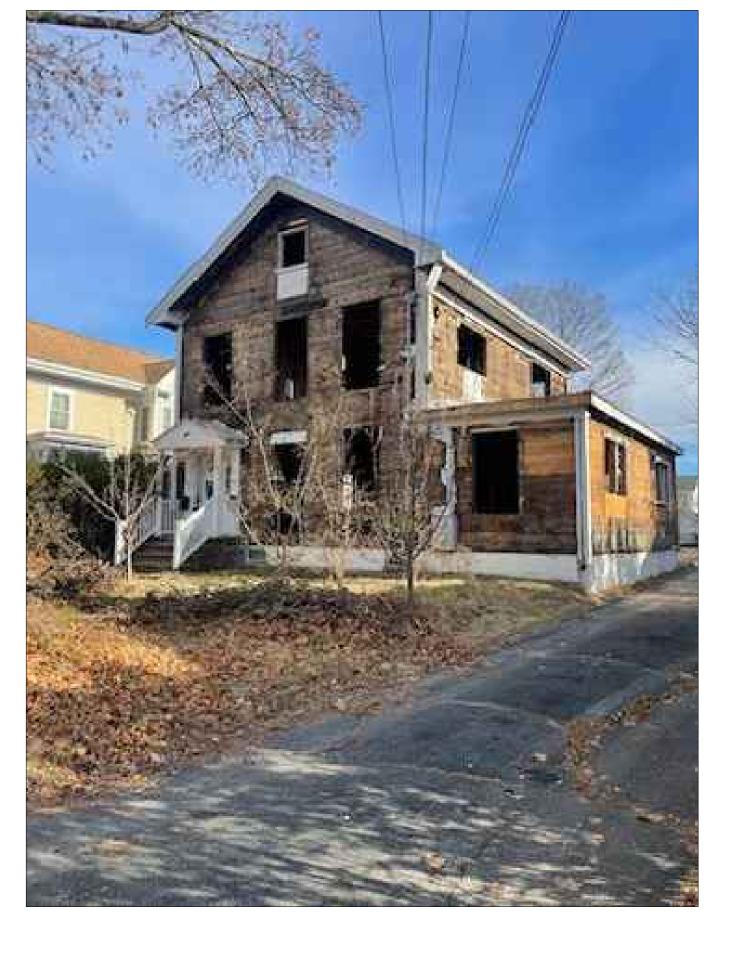
ONDITIONS

165

22028

Scale: Date: 1/8" = 1'-0" 9JAN24 IMAGES



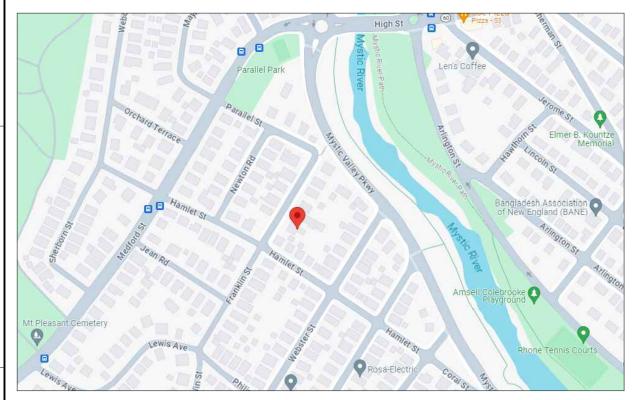












**PROJECT LOCATION:** 

# 165 FRANKLIN ST. ARLINGTON, MA

**ZONING DISTRICT R2-TWO-FAMILY** 

STRUCTURAL NOTES: ARLINGTON, MA LOADS, PER 780 CMR:

LIVE LOADS

30lb.s/SF (BEDROOMS)

**GROUND SNOW LOAD** WIND LOAD

40lb.s/SF (OTHER ROOMS) 40lb.s/SF

127MPH

### SURVEY **EX1.1 EXISTING CONDITIONS: PLANS EX1.2 EXISTING CONDITIONS: PLANS EX2.1 EXISTING CONDITIONS: ELEVATIONS** A1.1 PROPOSED PLANS A1.2 PROPOSED PLANS A1.3 PROPOSED PLANS A1.4 PROPOSED PLANS A1.5 PROPOSED PLANS A1.6 PROPOSED PLANS A2.1 PROPOSED ELEVATIONS A3.1 PROPOSED BUILDING DETAILS INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT: 780 CMR

LIST OF DRAWINGS

**ISSUED** 

COVER

**Z0.1 ZONING INFORMATION** 

(2021 IECC)			
Building Envelope- Climate Zone 5 Group R	R402.1.3		
Roofs			
Attic and other	R-60		
Walls, Above Grade			
Wood framed & other	R-20+5		
Walls, Below Grade			
Crawlspace Walls	R-15/19		
Basement Walls	R-15/19		
Floors			
Joist/Framing	R-30		
Slab Floors			
Unheated slabs	R-10 for 48 in.		
Glazed Fenestration			
Fenestration U- Factor	U-0.30		
Skylights	U-0.55		
Glazed	U-0.40		

55 of 116

PERMIT

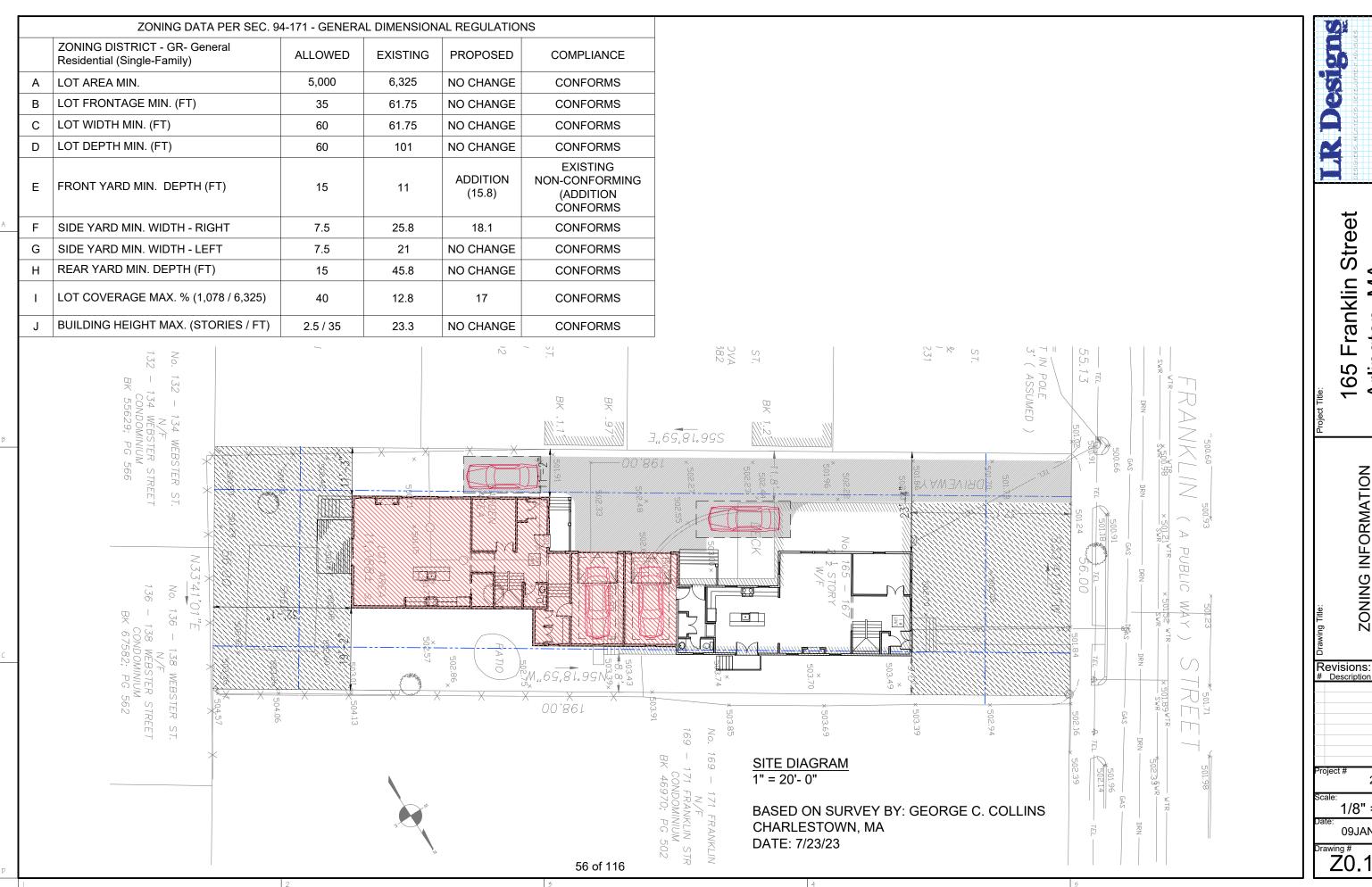
NOV. 15,

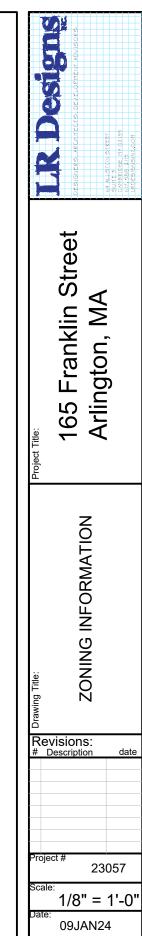
Franklin Street Arlington, MA 165 |

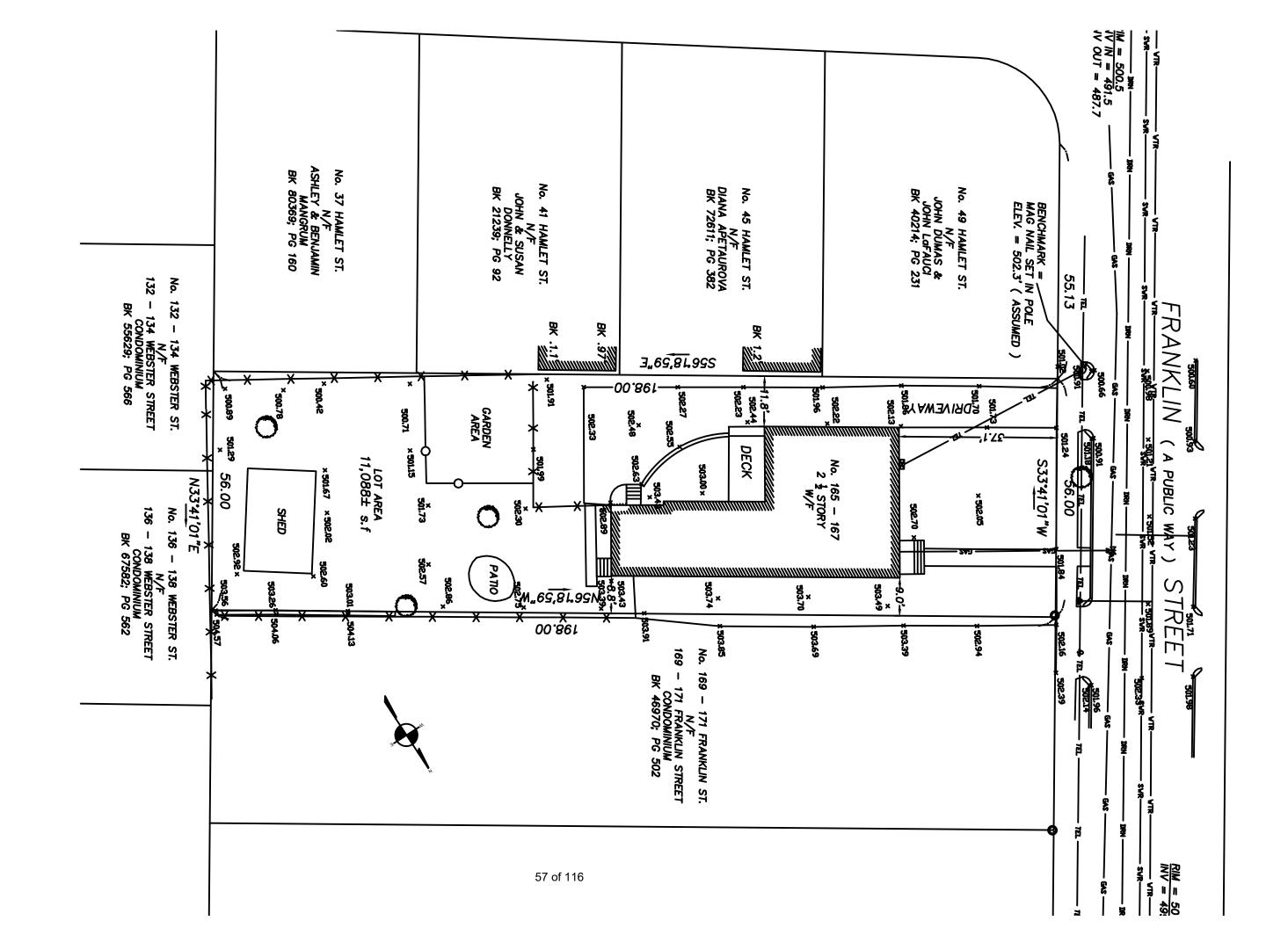
PROJECT INFORMATION

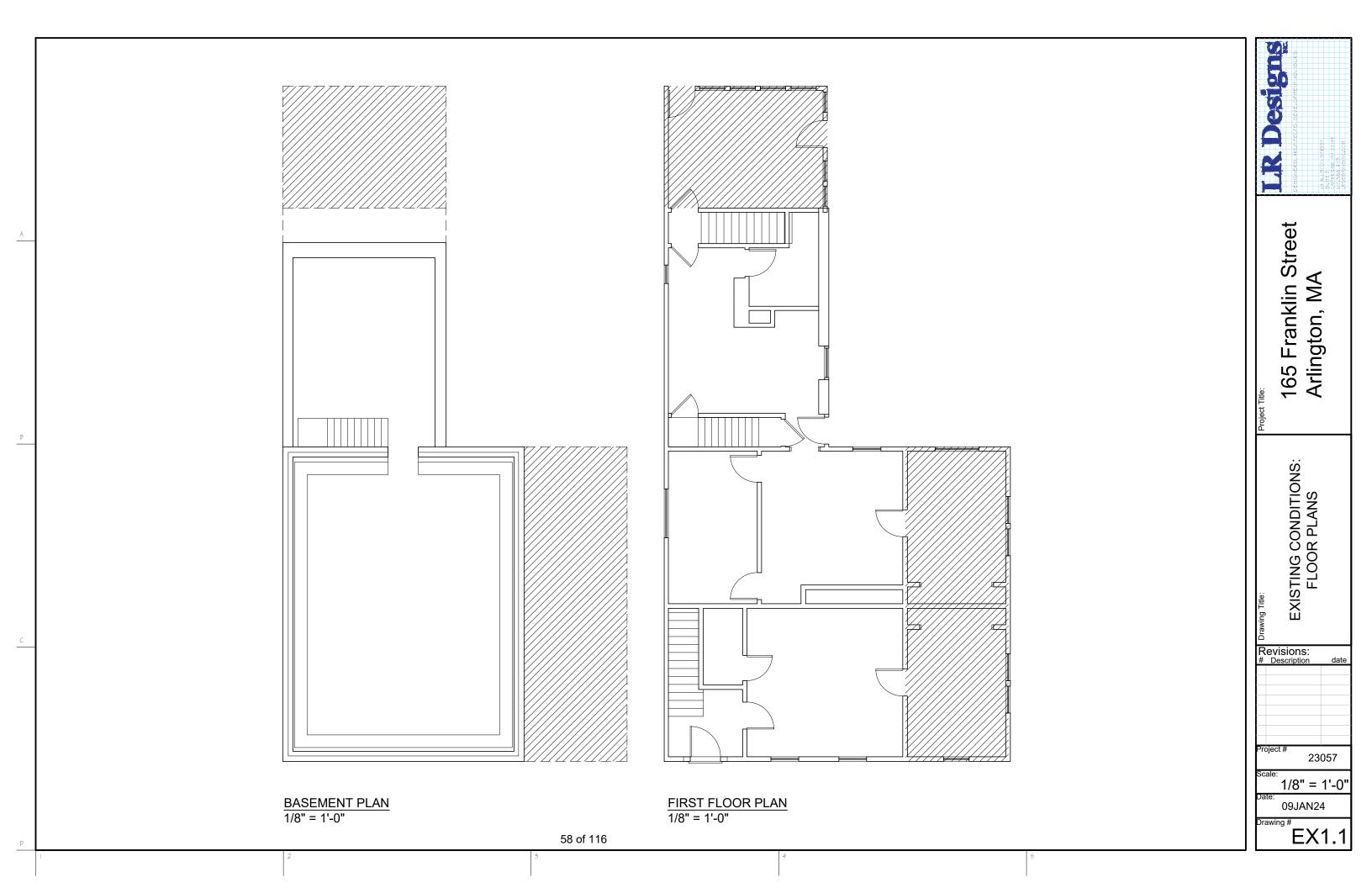
Revisions: 1/8" = 1'-0"

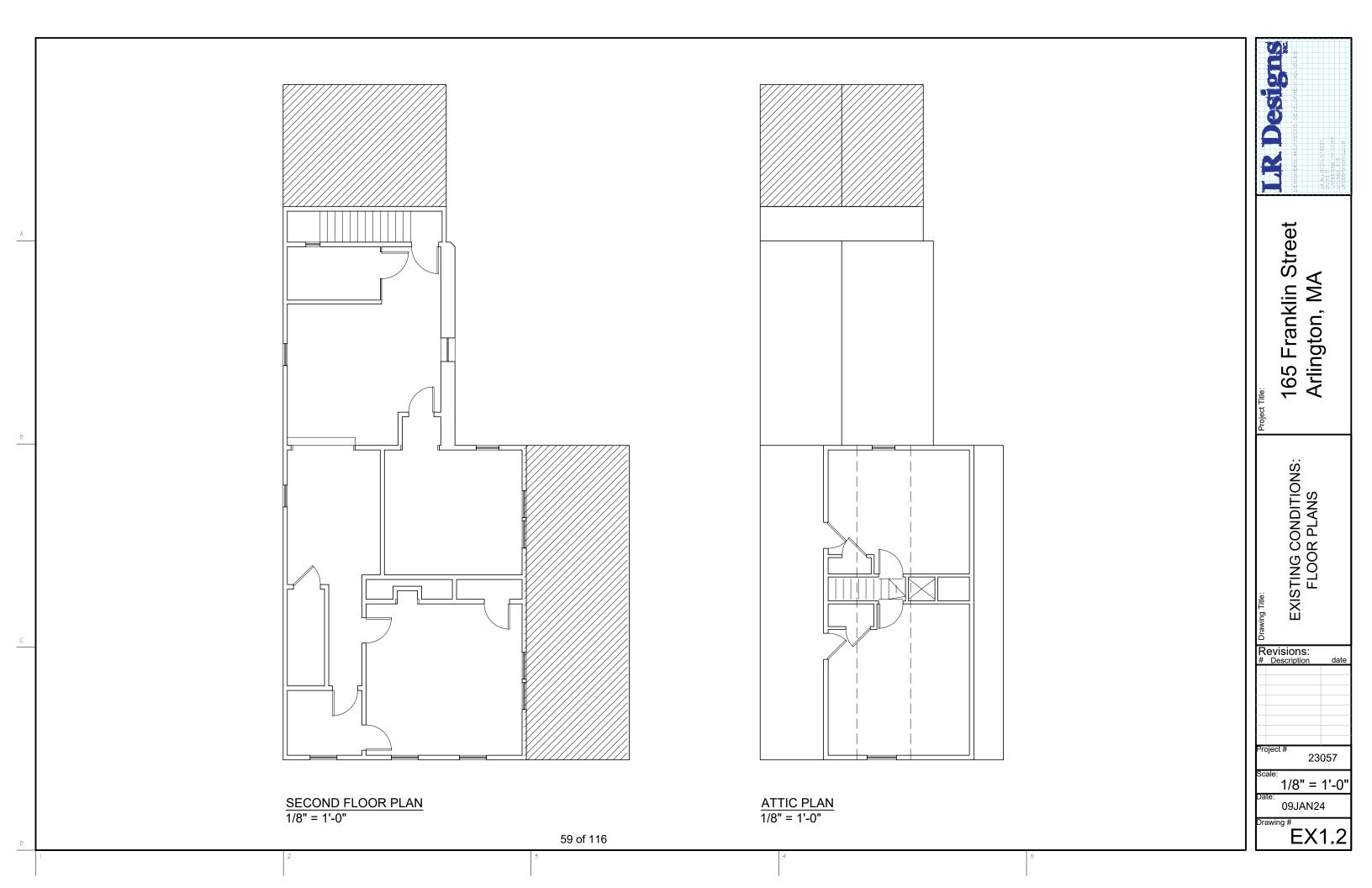
09JAN24 COVER



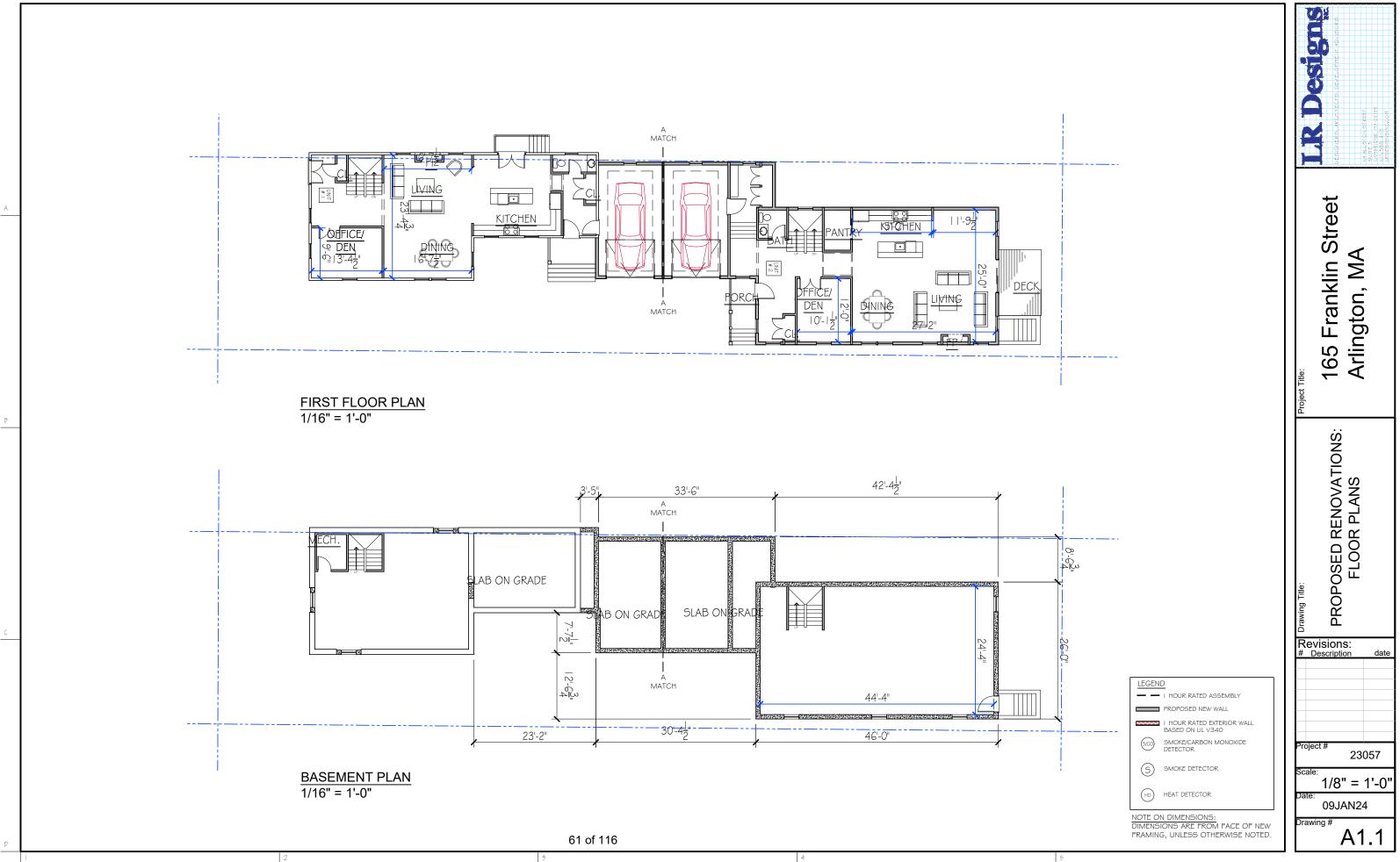


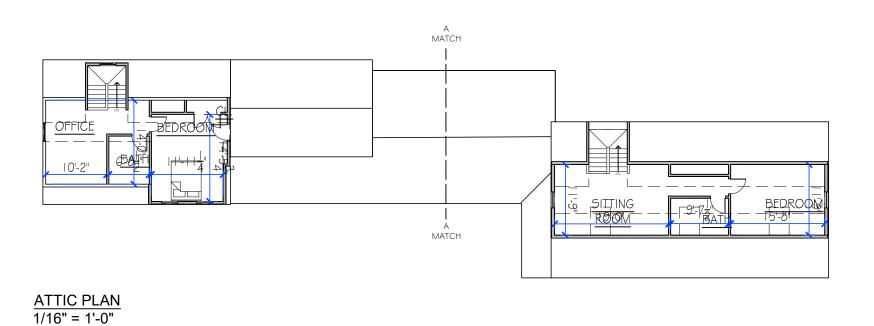


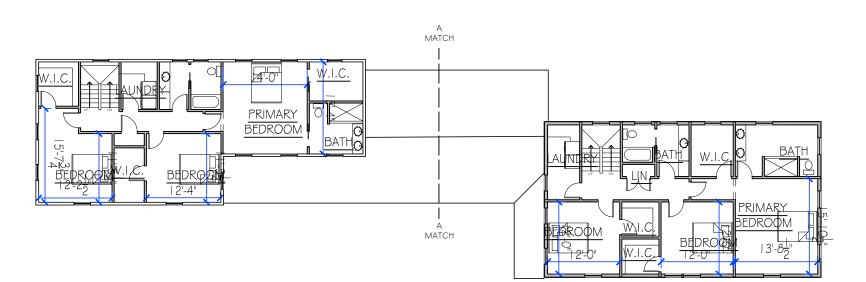










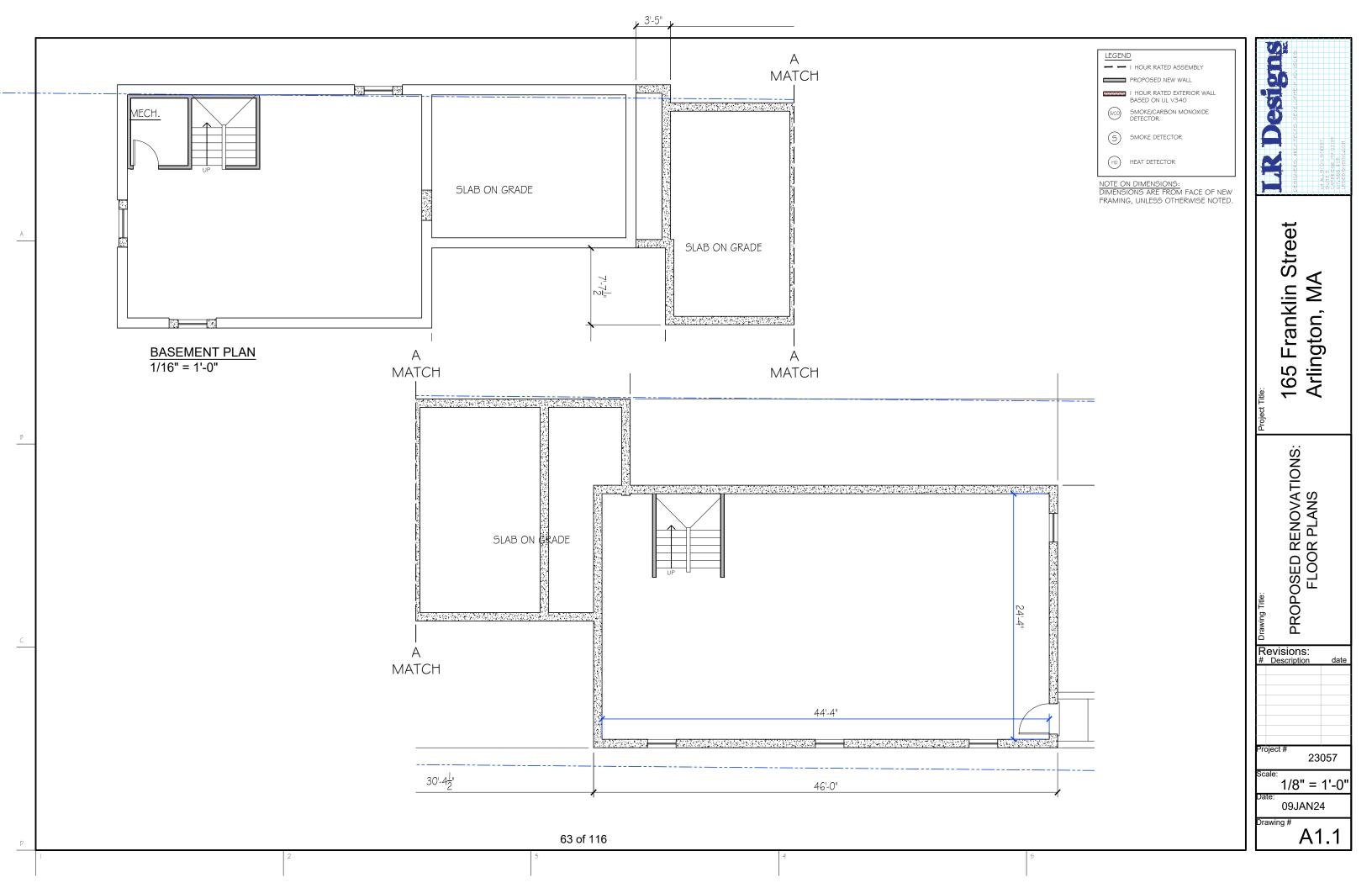


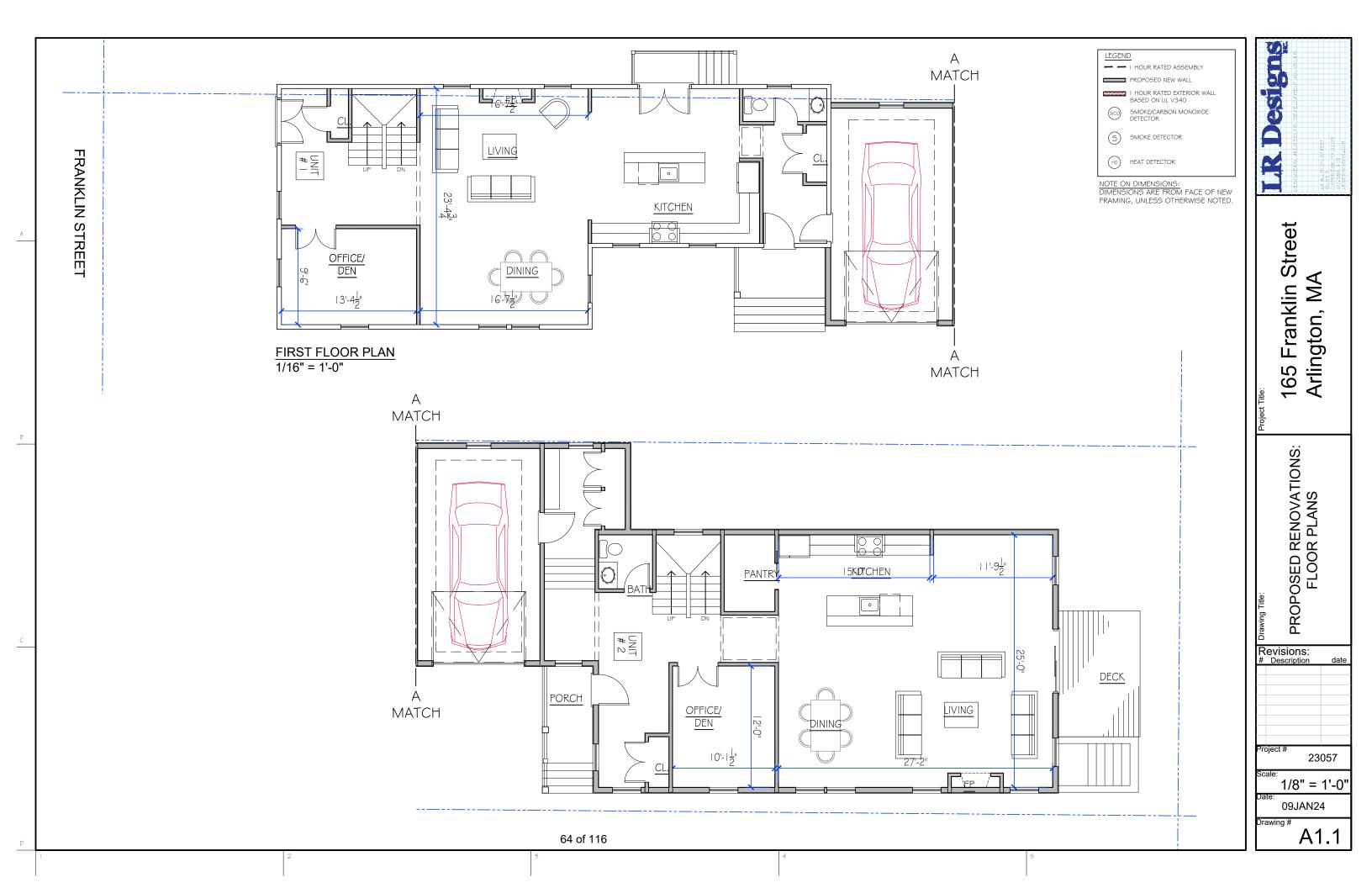
SECOND FLOOR PLAN 1/16" = 1'-0"

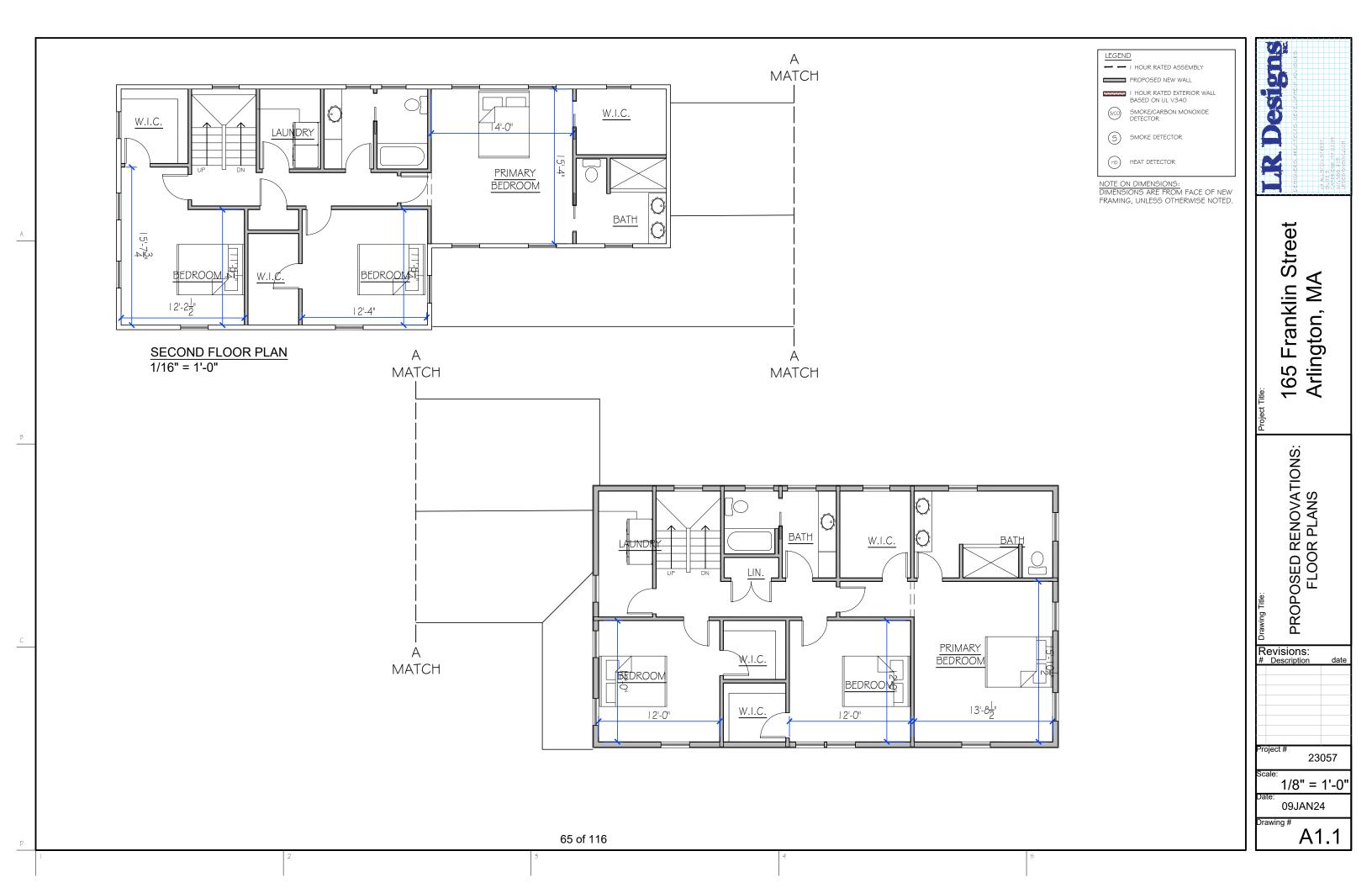
LEGEND - I HOUR RATED ASSEMBLY PROPOSED NEW WALL I HOUR RATED EXTERIOR WALL BASED ON UL V340 SMOKE/CARBON MONOXIDE DETECTOR S SMOKE DETECTOR HD HEAT DETECTOR NOTE ON DIMENSIONS: DIMENSIONS ARE FROM FACE OF NEW

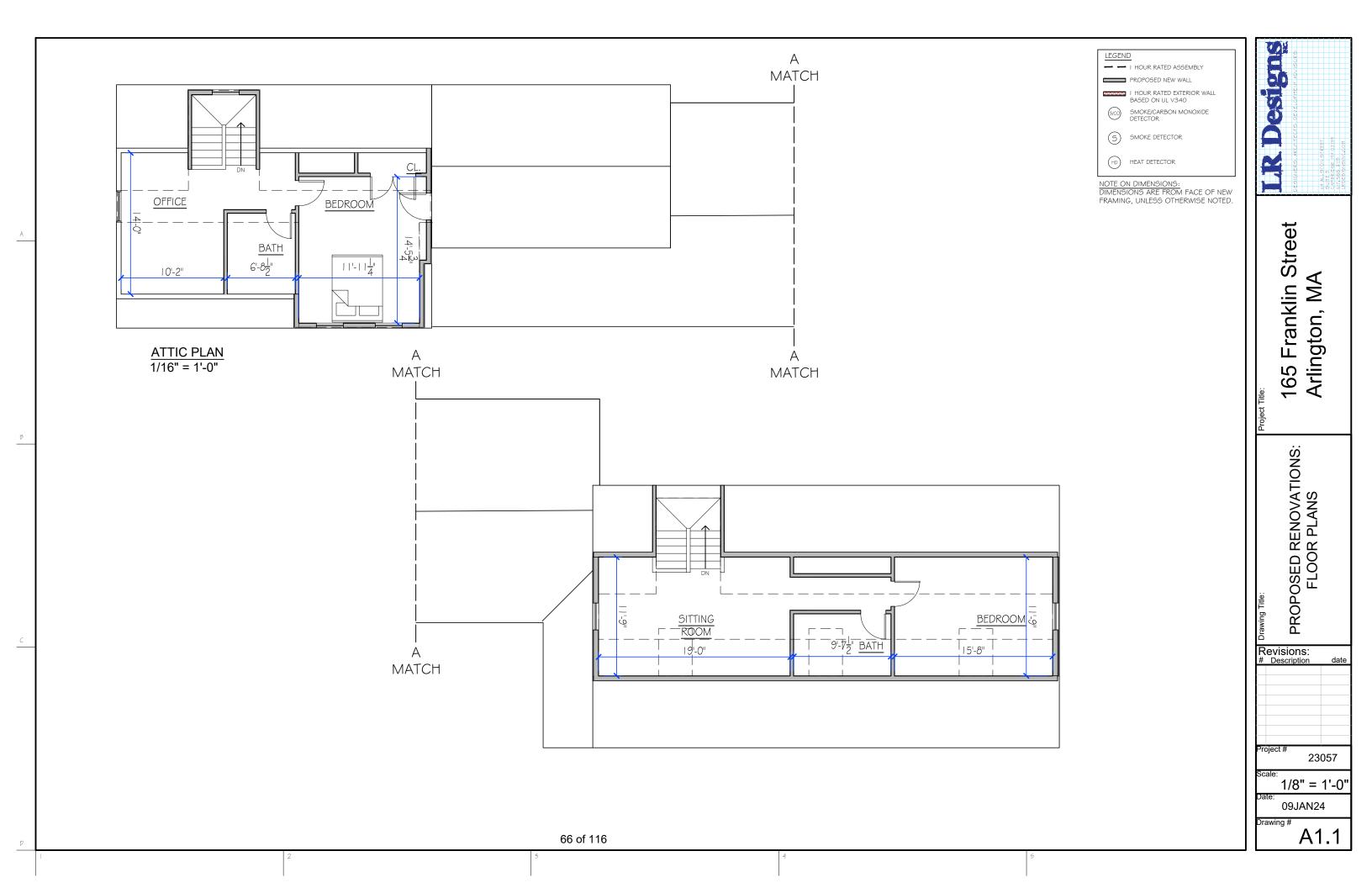
165 Franklin Street Arlington, MA PROPOSED RENOVATIONS: FLOOR PLANS Revisions: # Description 23057 1/8" = 1'-0" 09JAN24 A1.2 FRAMING, UNLESS OTHERWISE NOTED.

62 of 116











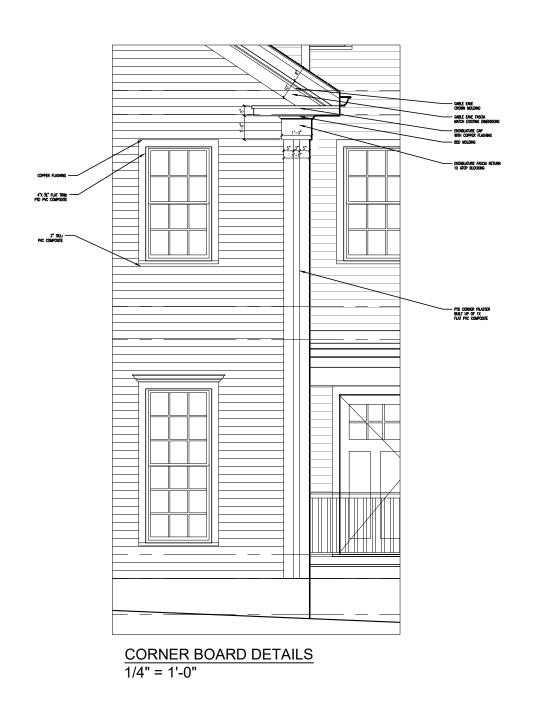
Arlington, MA

23057

1/8" = 1'-0"

A2.1

NOTES:
VERIFY ALL ROUGH OPENINGS. QUANTITIES SHALL BE
THE RESPONSIBILITY OF THE CENERAL CONTRACTOR.
PROVIDE TEMPERED GLAZING AT ALL HAZARD
LOCATIONS, VERIFY EGRESS DIMENSIONS AT REQUIRED
LOCATIONS.



165 Franklin Street Arlington, MA PROPOSED RENOVATIONS: BUILDING DETAILS Revisions: # Description

23057

1/4" = 1'-0"

A3.1

09JAN24

Drawing #

68 of 116

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 21, 2023 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO A ASSUMED DATUM OF 500.0'

BENCHMARK: MAG NAIL SET IN UTILITY POLE ELEV. = 502.3' ( ASSUMED )

ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
MAJOR IMPROVEMENTS ON THIS PROPERTY FALL
IN AN AREA DESIGNATED AS
ZONE: X

COMMUNITY PANEL: 25017C0417E EFFECTIVE DATE: 06-04-2010

PREPARED FOR: CARMEN & CRISTIAN CHELARIU 165 FRANKLIN ST. ARLINGTON, MA

DEED: BK 56731; PG 579 PLAN: BK 1192; PG 181 No. 1324 OF 1929 PL BK 305; PL 19

NOTES: PARCEL ID:044.0-0001-0013.0 ZONING: R2

REQUIRED ZONING TABLE: DISTRICT: **EXISTING** 11,088 s.f LOT AREA: 6,000 s.f LOT FRONTAGE: 56' 20' 10' 20' 35% 30% 10% 35' 2.5 FRONT SETBACK: 37.1' 8.8' 93.5' 19% 35.9% 10% 30.1' 2.5 SIDE SETBACK: REAR SETBACK: LOT COVERAGE: OPEN SPACE: LANDSCAPE: MAX. HEIGHT: MAX. STORIES:

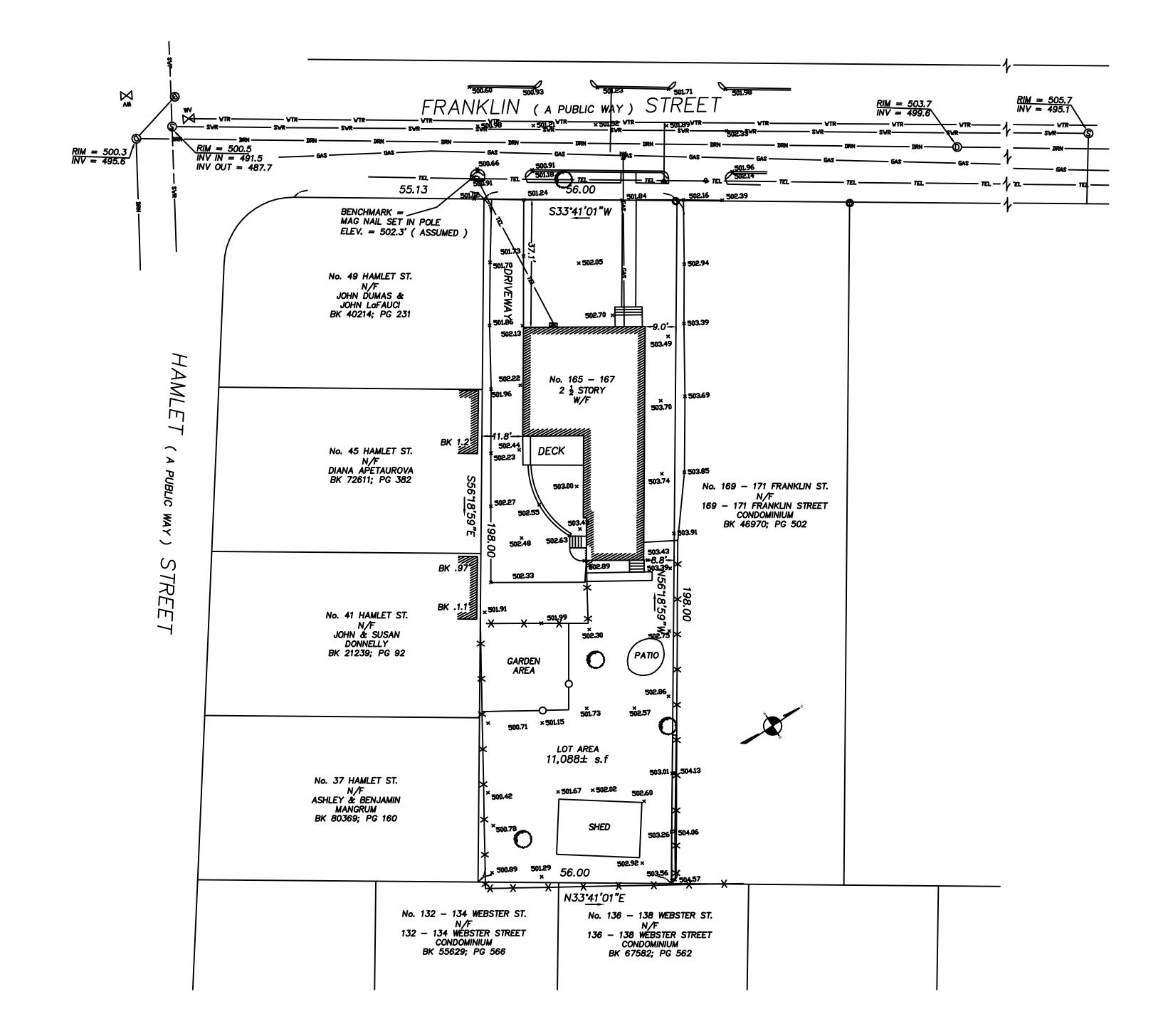
# SITE PLAN OF LAND

LOCATED AT

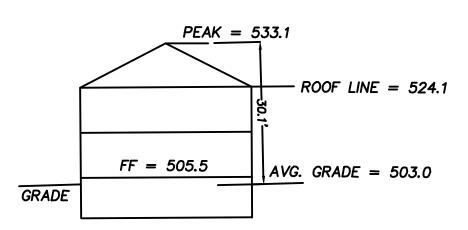
### 165 - 167 FRANKLIN STREET ARLINGTON, MA

DATE: JULY 23, 2023 SCALE: 1.0 INCH = 20.0 FEET

20 40 60

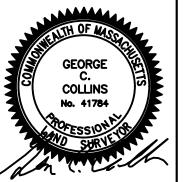


HEIGHT SKETCH: NOT TO SCALE



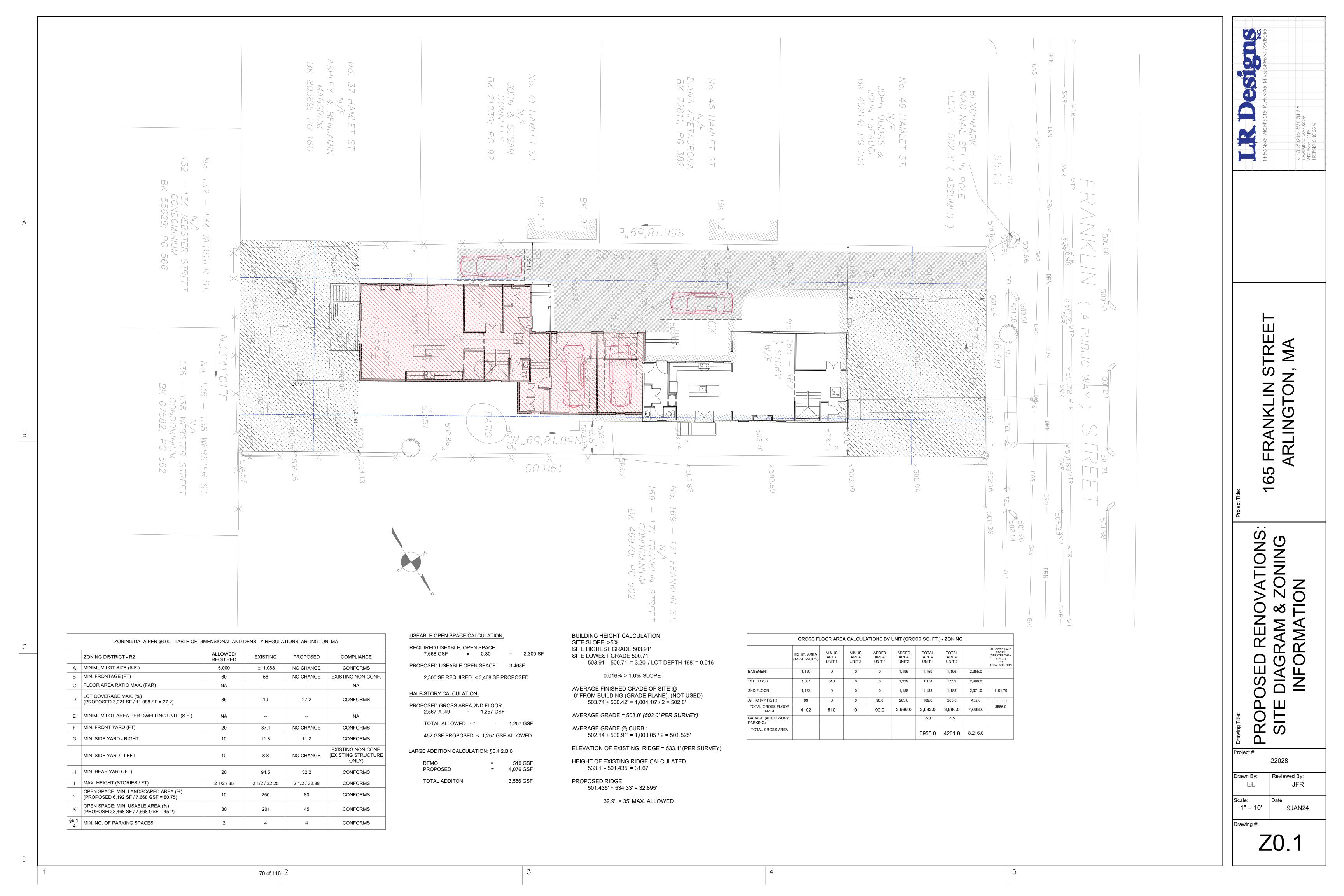
FIELD: JJH
DRAFT: JJH
CHECK: GCC

DATE: 07/23/23



GEORGE C. COLLINS, P.L.\$

UNIT C-4 SHIPWAY PLACE CHARLESTOWN, MA 02129 (617) 242-1313





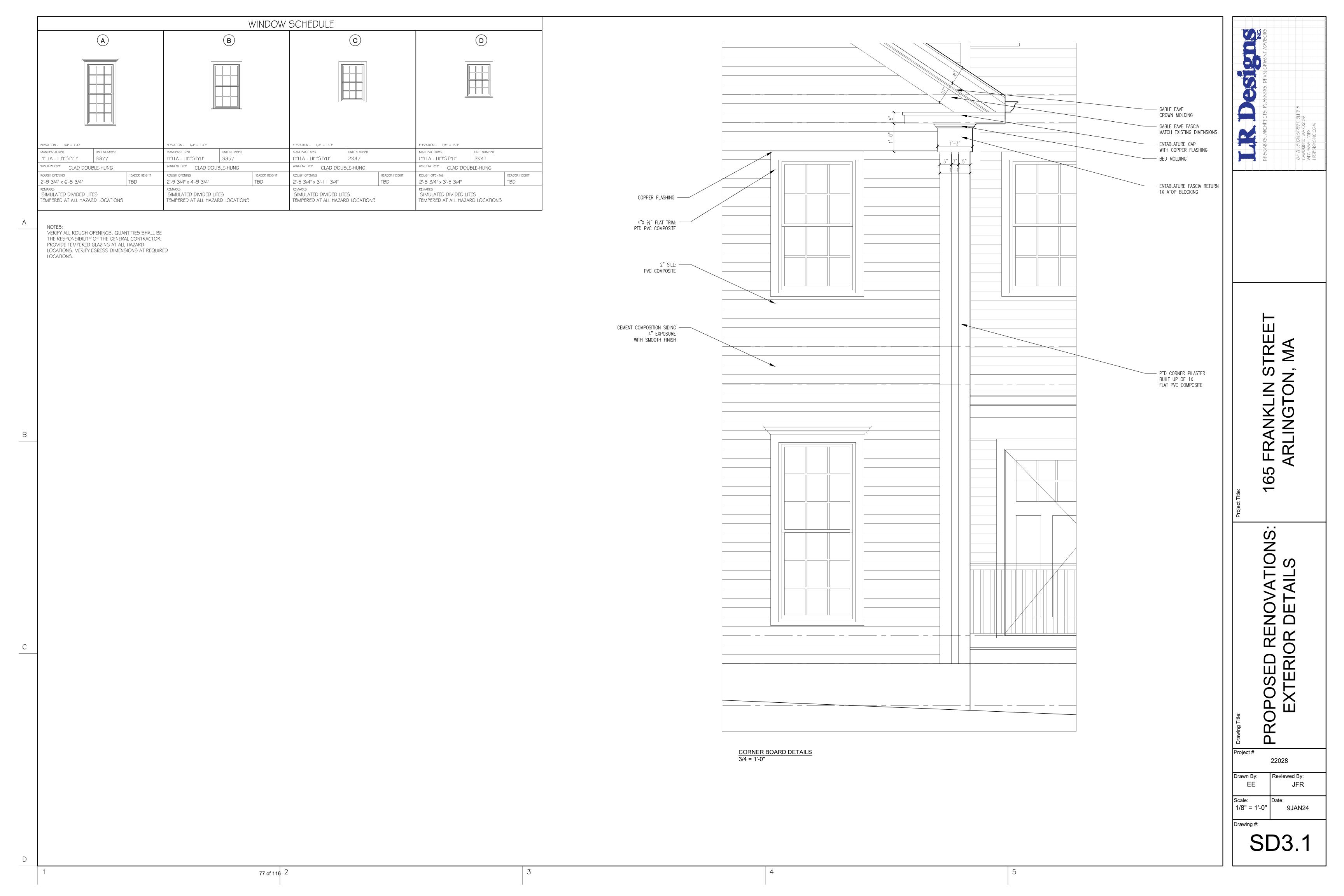












## B Mangrum <br/> <br/>benjamin.mangrum@gmail.com> To:ZBA

Mon 2/12/2024 9:33 PM

Hello,

I am writing to express opposition to the petition for a special permit to alter the property located at 165 Franklin Street. My name is Ben Mangrum, and I live at 37 Hamlet Street, which abuts the property in question.

Please forgive the length of this email, but I believe there are several reasons that the Zoning Board of Appeals should not grant the developer's petition. I outline these reasons as follows:

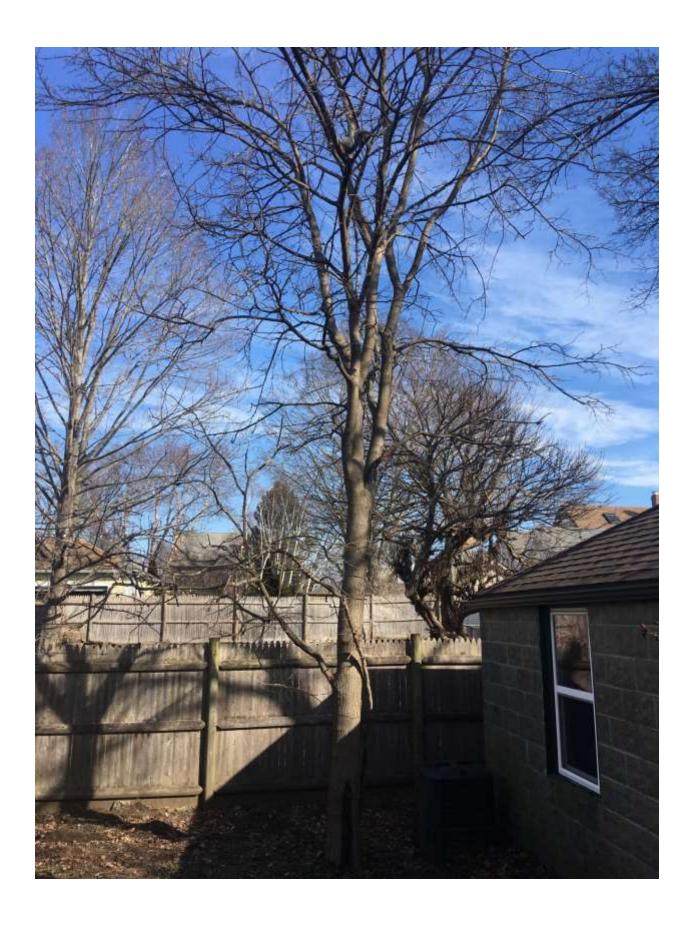
- 1. I am aware that bylaw 5.4.2.B.6 states that no alteration above 750 square feet or 50% or more of the building's gross floor area should be permitted unless the alteration is (a) within the existing foundation, or (b) the alteration is in harmony with other structures and uses in the vicinity. The developer's plan obviously does not stay within the existing foundation. Therefore, the only allowable justification for such a large addition would be if the large addition were harmonious with other properties in the area. As a resident in an abutting property, I can attest that the proposed addition would not be harmonious with my property or my neighbors' homes. There is no home in the vicinity that resembles the proposed alteration in size (gross floor area), look, or layout across the property line.
- 2. The developer's petition claims "the use remains a 2 family residence" and the "character of the structure will be similar to that of detached single family structures in the vicinity." This explanation contradicts the rationale for a large addition while also being misleading in its characterization of the structures in the vicinity.
  - 1. If the existing structure is already divided into a two-family home, why does the neighborhood need a large addition to allow for a second family to live on the property? Two families can already live at 165-167 Franklin Street in the current size and structure of the property. The only reason for the large addition is the developer's profit, and the Town Bylaws do not allow for profit as an adequate justification for a large addition.
  - 2. The developer's justification is also misleading because the large addition would not be continuous with prior use. In the "Dimensional and Parking Information" of the developer's petition (p.63 of the Agenda Meeting document), the developer implies that there were 2 dwelling units and the large addition would be consistent with this prior use. However, the previous owner only had one structure divided into a two-family dwelling, so the implication that the large addition is consistent with the prior land use is misleading. This is a second structure for dwelling; no other nearby properties include a second structure of this kind. I plead with the Zoning Board to notice the developer's misleading representation of the addition.
- 3. Perhaps there is a technicality in which the proposed addition stays within the letter of the bylaws in terms of being a single continuous structure. I am not a lawyer, so I cannot speak to the letter of the law. However, the proposed addition obviously breaks with the *spirit* of the bylaws. Having a second dwelling structure connected by only a garage would be a total rupture from the kinds of structures in the neighborhood. I cannot believe that either the Town as a people or the Bylaws as the expression of our local government envisioned such a proposed alteration as a permissible land use, much less as a justification for a large addition.
- 4. The proposed addition would also be an aesthetic eye sore. It would mar the historic character of the surrounding homes.
- 5. I moved to 37 Hamlet Street in July 2022. I moved into my new home with the expectation that my backyard would overlook my neighbor's backyard, as was the case with the previous owner. I have attached pictures that show the current view from my backyard. The developer's plan would ruin this view by erecting a 2 or 2.5 story structure. The negative consequences of this large addition for my property include:

- 1. My children would be visible from the windows of this second dwelling structure as they play in my yard.
- 2. I would not be able to see sky and trees as I currently do.
- 3. Rather than seeing sky and trees, I would look from my window to see a 2 or 2.5-story dwelling that I had no reason to expect the town would allow to be built when I purchased my home a year and a half ago. Permitting this large addition would fundamentally change the way I experience my new home.
- 6. I also worry that the large addition would create noise, light, and other nuisances that would change the character of the neighborhood. How will the proposed large addition provide light to its driveway and front yard? The light would by necessity shine into the backyards and windows of the abutting properties, particularly those on Hamlet Street. Having a second family live in the backside of the lot at 165 Franklin St would be completely incongruous with the neighborhood and create new, unnecessary conflicts between neighbors. Again, this conflict would mar the character of the neighborhood, but it would inevitable because of the design of the proposed large addition.
- 7. Currently, the driveway at 165 Franklin does not extend to my back fence. Allowing the developer to extend the driveway and build a large addition would create noise, carlights, and other disturbances that would betray the land use I had good reason to expect when purchasing the home in 2022. How would the residents of the second home get to their front doors on the backside of the property? They would need to use an extended driveway that would be adjacent to my backyard. If approved, the petition would mean that my backyard would be beset by lights, noise, car traffic, and I would also suffer a substantial loss of privacy.
- 8. Although the lot is long and narrow, this shape does not mean that square footage of living space should run the length of that property. Property shape is not in itself a license to build. Just as a profit-motive is not listed in the Bylaws as an adequate justification for a large addition, it is also the case that "because there's space" is not an adequate justification. Allowing the large addition would only benefit the corporate developer, who doesn't live in the neighborhood.
- 9. The large addition does not address the need for more housing in Arlington. Because the current structure at 165 Franklin Street already allows for two families, extending the habitable structure (i.e. square feet of living space) by more than double would not allow for *more families* to move to Arlington. It would only allow the developer to make more profit off the sale of the property.
- 10. The large addition would not bring more affordable housing to Arlington. In fact, the large square footage created would be more *unaffordable* for families of modest income. Preserving the historic character of the current structure on the property is more likely to provide an affordable home for two families.
- 11. Finally, I would like to reject the implication in the developer's petition that this large addition might benefit the abutting properties. How? It will not increase our property values, because the resale of our homes will be marred by the view of a 2 or 2.5 story second structure from our backyard. Again, the proposed large addition only benefits the developer, who does not have the right (according to Town Bylaws) to make such a large addition unless it is harmonious with the vicinity. And as I have shown in the points above, the large addition is not harmonious with the neighborhood.

Thank you for considering these points. Kind regards,

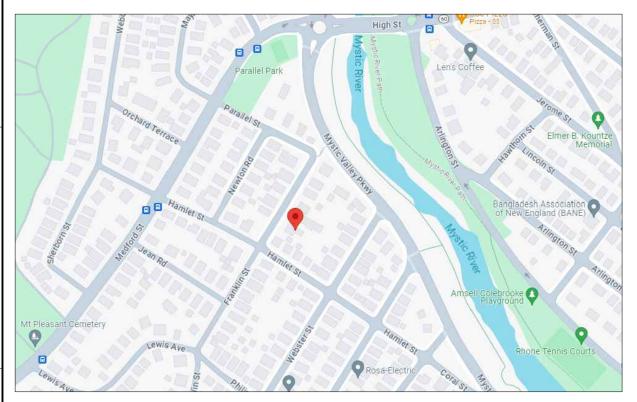
Ben Mangrum











**PROJECT LOCATION:** 

# 165 FRANKLIN ST. ARLINGTON, MA

**ZONING DISTRICT R2-TWO-FAMILY** 

STRUCTURAL NOTES: ARLINGTON, MA LOADS, PER 780 CMR: 30lb.s/SF (BEDROOMS)

LIVE LOADS

**GROUND SNOW LOAD** WIND LOAD

40lb.s/SF (OTHER ROOMS) 40lb.s/SF

127MPH

# PERMIT MAR. 6, **ISSUED** COVER **Z0.1 ZONING INFORMATION Z0.2 ZONING INFORMATION** SURVEY **EX1.1 EXISTING CONDITIONS: PLANS EX1.2 EXISTING CONDITIONS: PLANS EX2.1 EXISTING CONDITIONS: ELEVATIONS** A1.1 PROPOSED PLANS A1.2 PROPOSED PLANS A1.3 PROPOSED PLANS A1.4 PROPOSED PLANS A1.5 PROPOSED PLANS A1.6 PROPOSED PLANS A2.1 PROPOSED ELEVATIONS A3.1 PROPOSED BUILDING DETAILS

LIST OF DRAWINGS

# **INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT: 780 CMR**

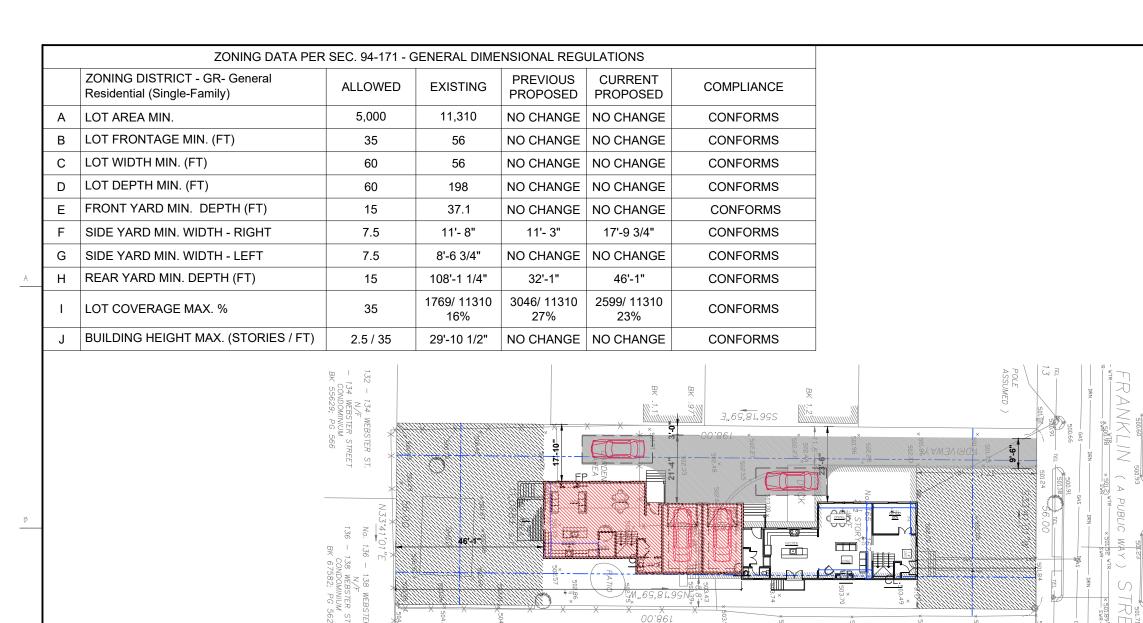
(2021 IECC)	
Building Envelope- Climate Zone 5 Group R	R402.1.3
	Roofs
Attic and other	R-60
Walls,	Above Grade
Wood framed & other	R-20+5
Walls,	Below Grade
Crawlspace Walls	R-15/19
Basement Walls	R-15/19
	Floors
Joist/Framing	R-30
S	lab Floors
Unheated slabs	R-10 for 48 in.
Glaze	d Fenestration
Fenestration U- Factor	U-0.30
Skylights	U-0.55
Glazed	U-0.40

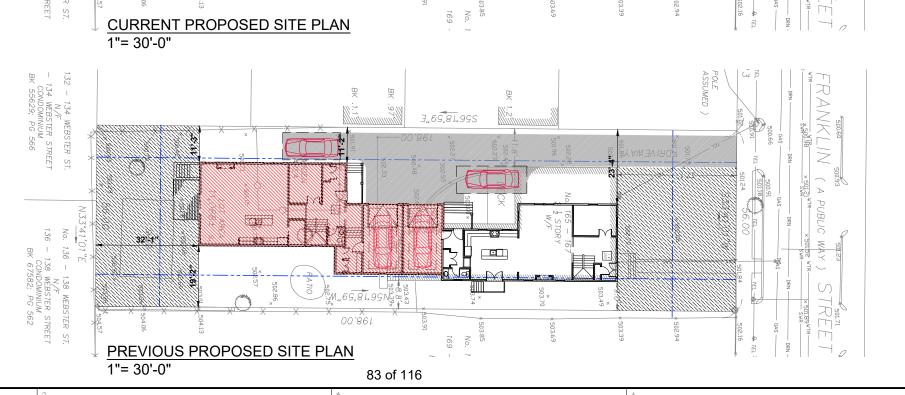
Franklin Street Arlington, MA 165 | PROJECT INFORMATION Revisions: 1/8" = 1'-0"

07MAR24

COVER

82 of 116





Franklin Street Arlington, MA 165 |

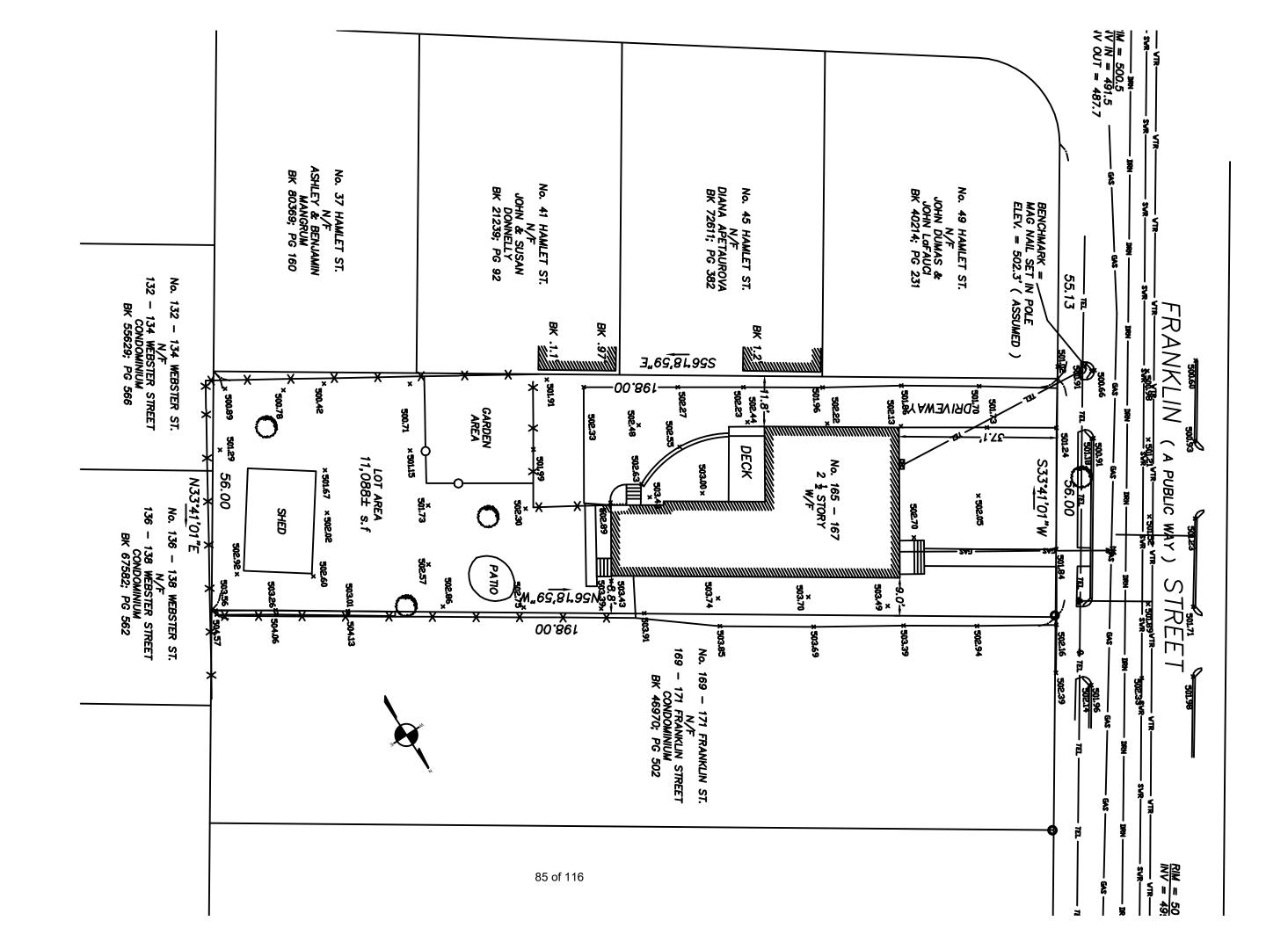
**ZONING INFORMATION** 

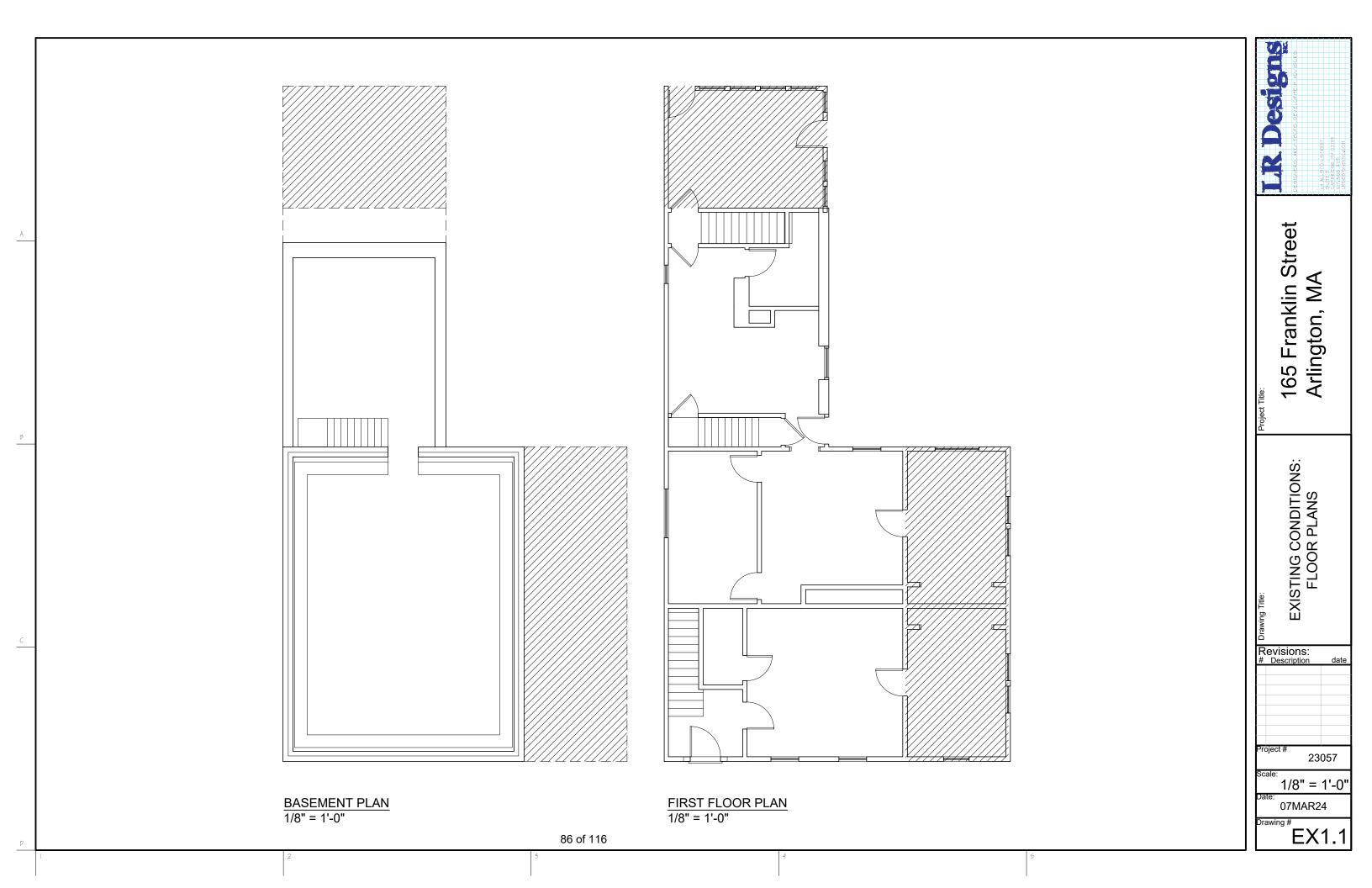
Revisions: # Description 23057

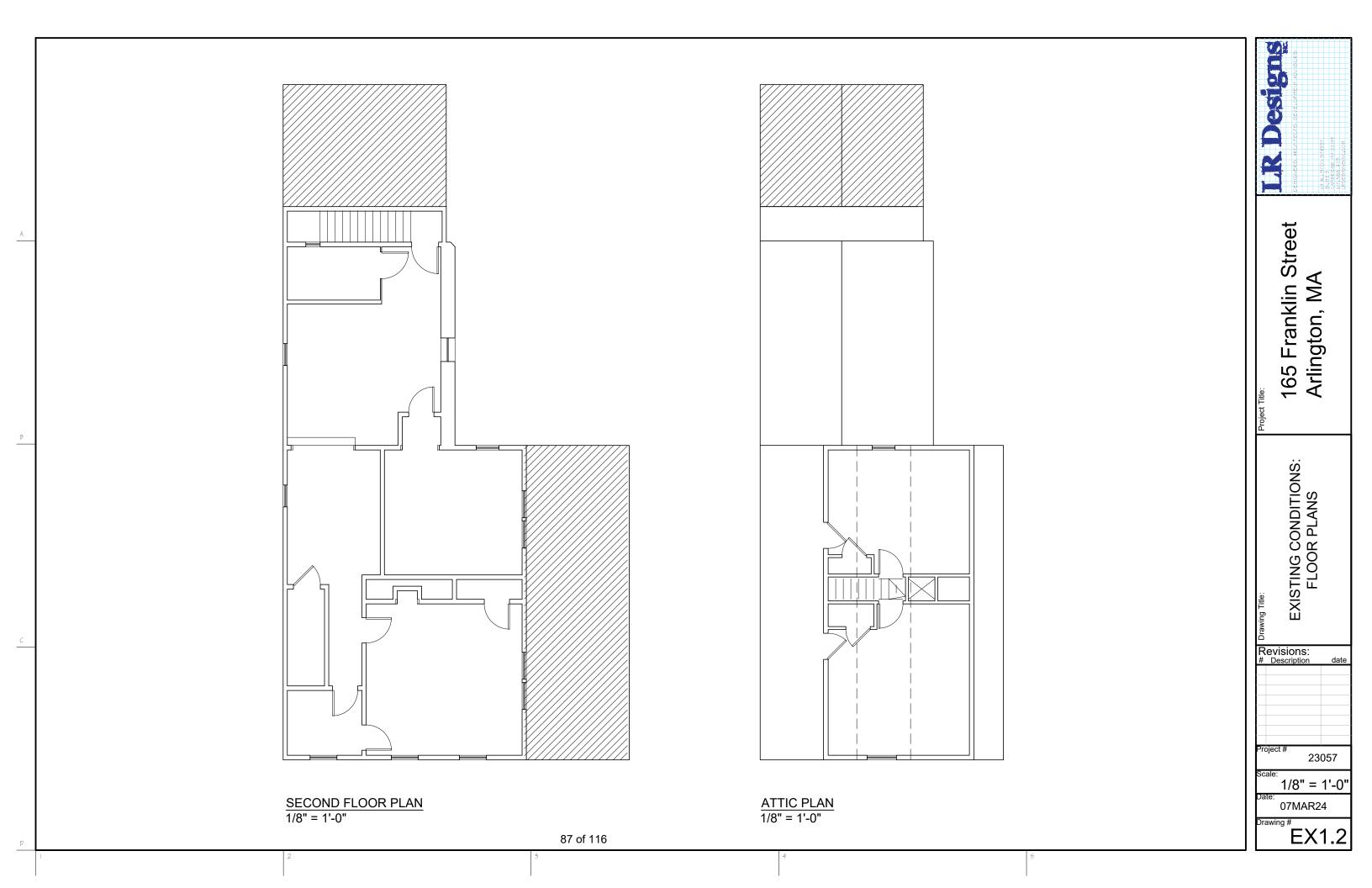
1/8" = 1'-0' 07MAR24

Drawing # **Z0.1** 

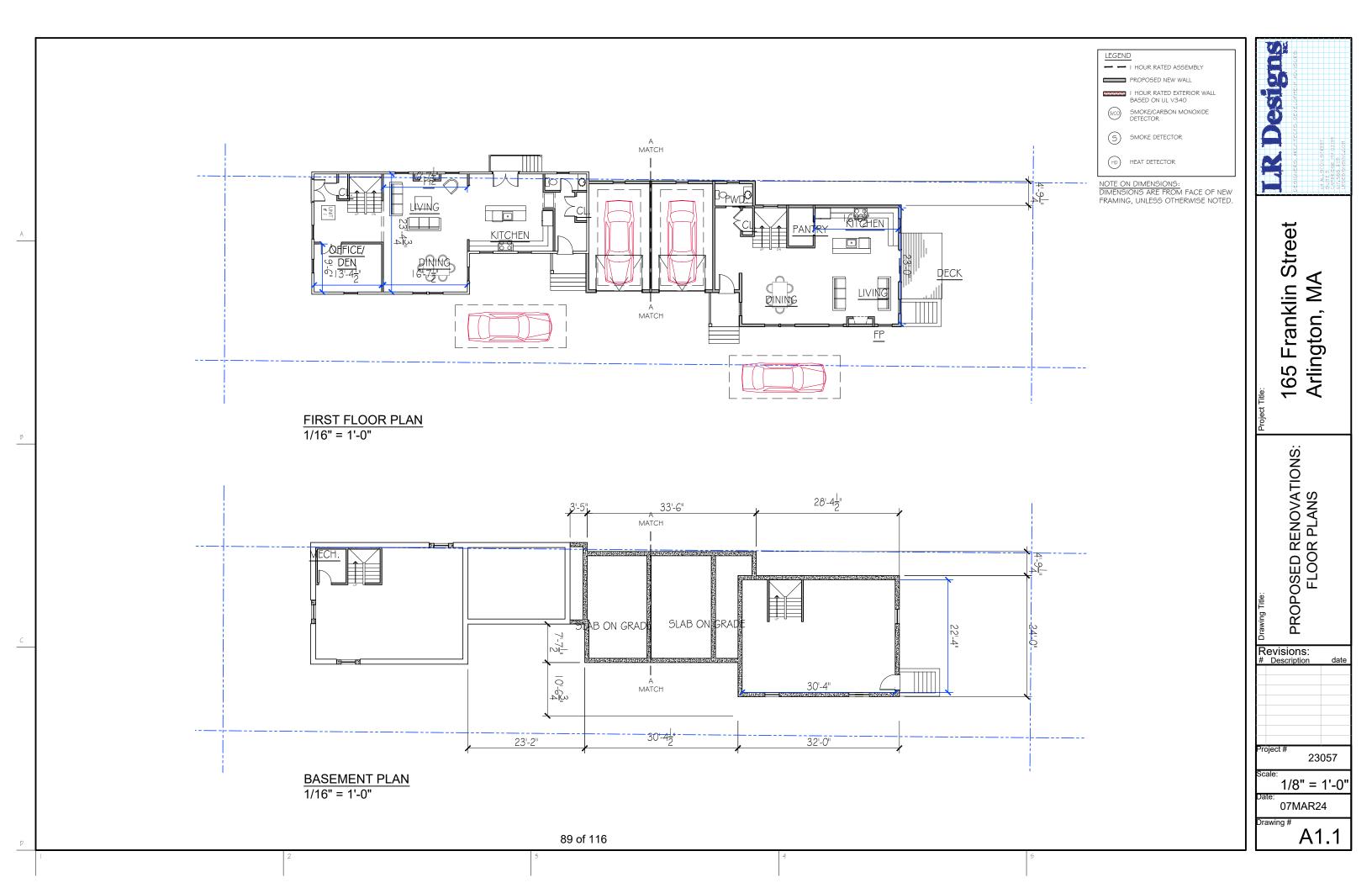


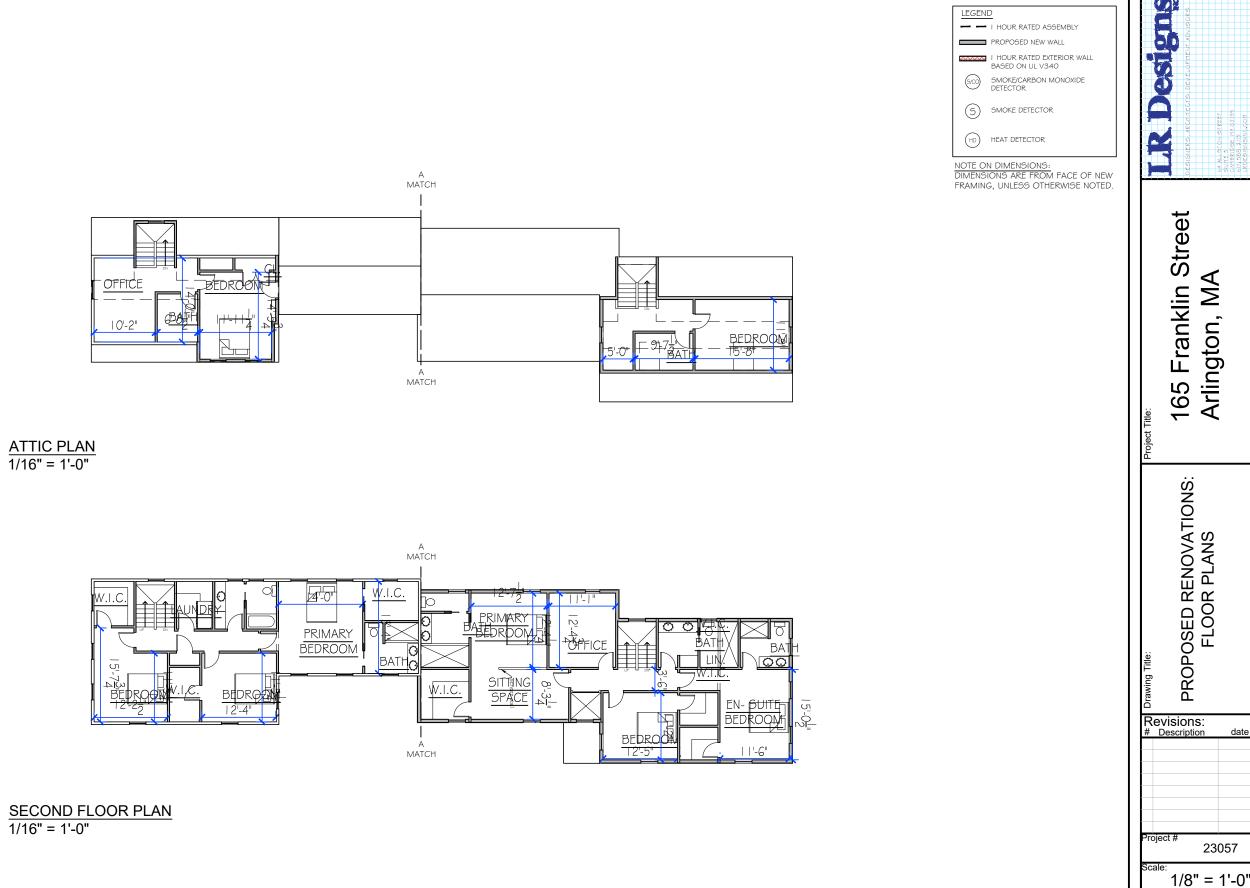








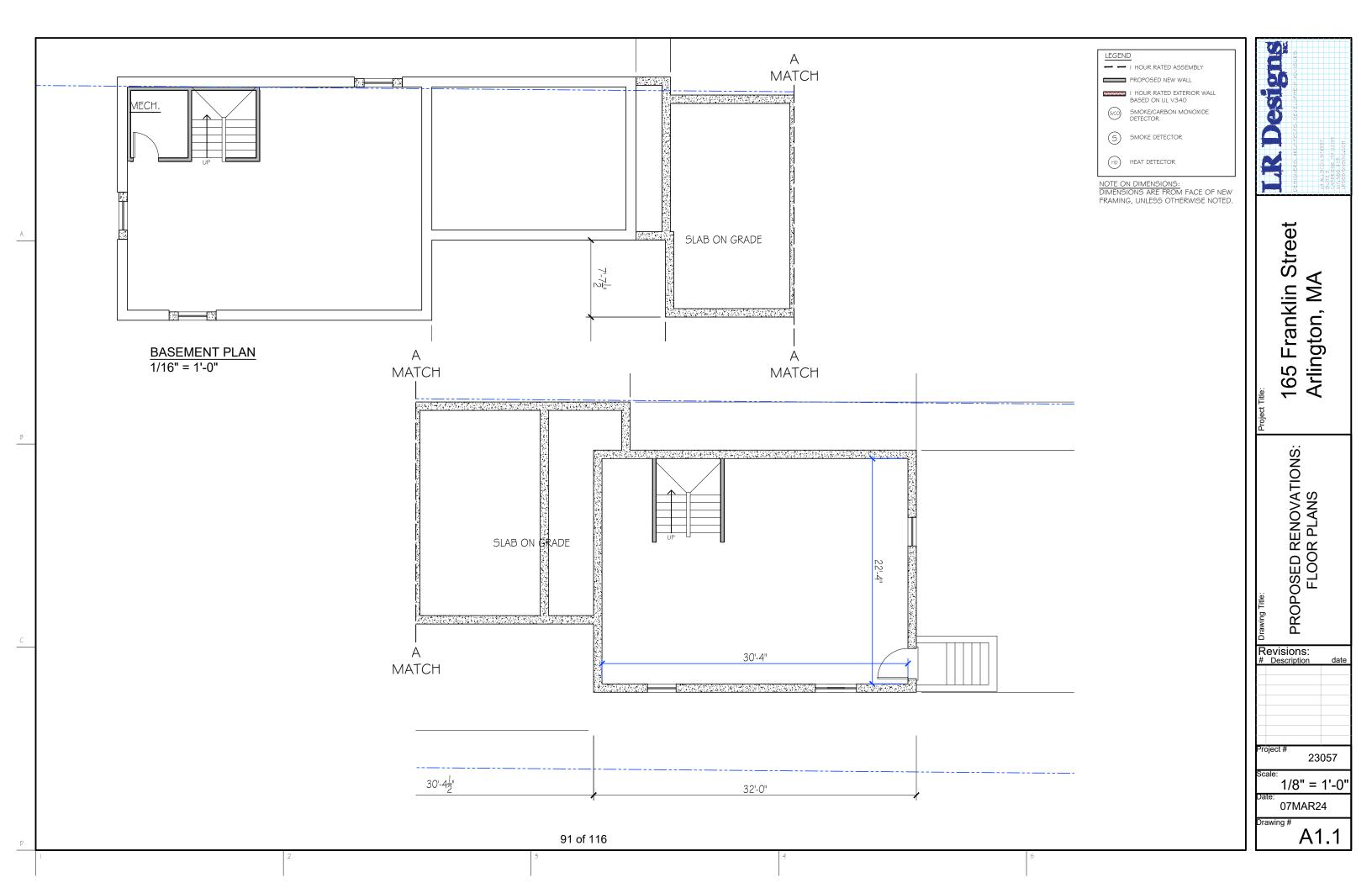


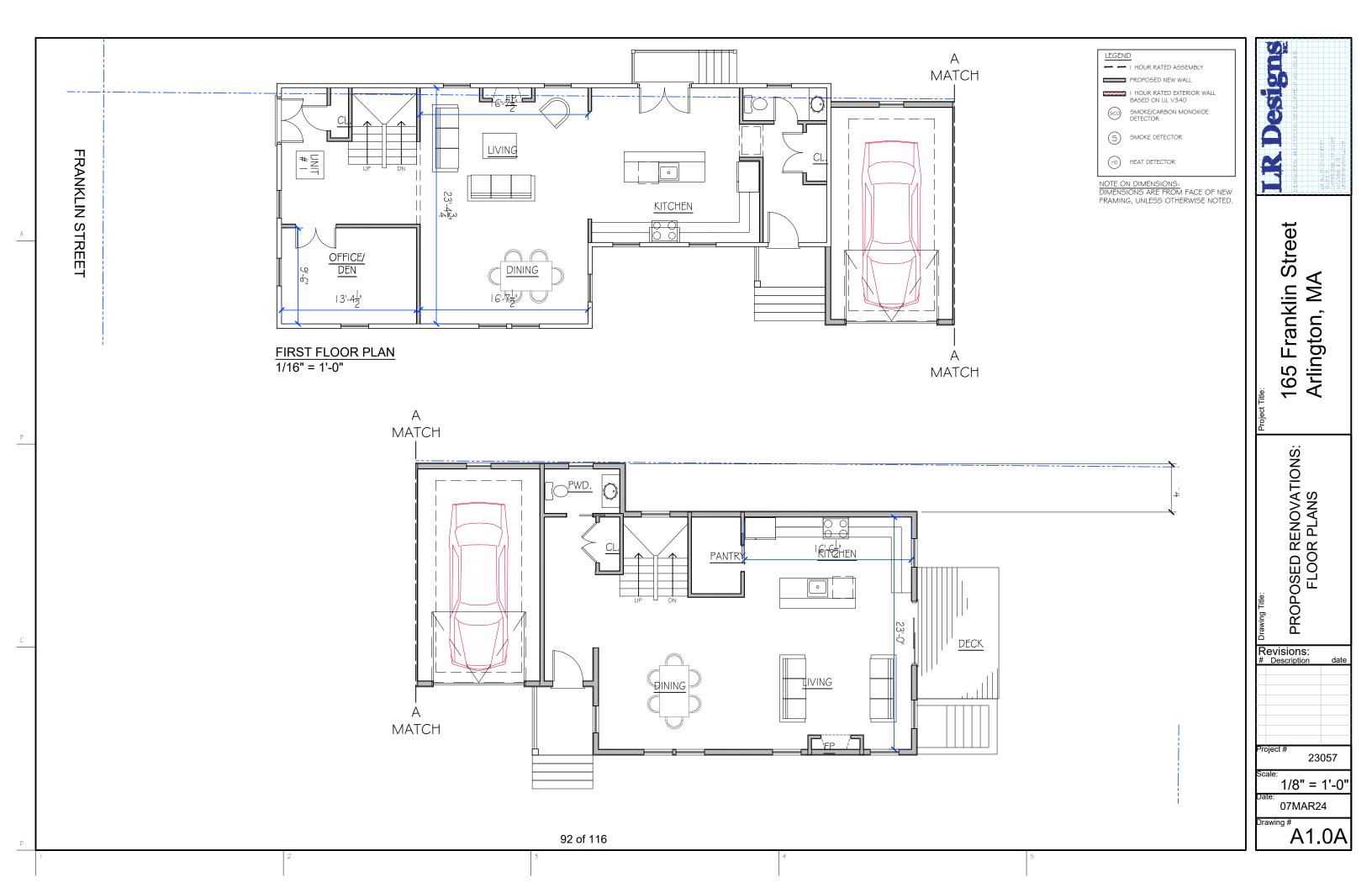


07MAR24

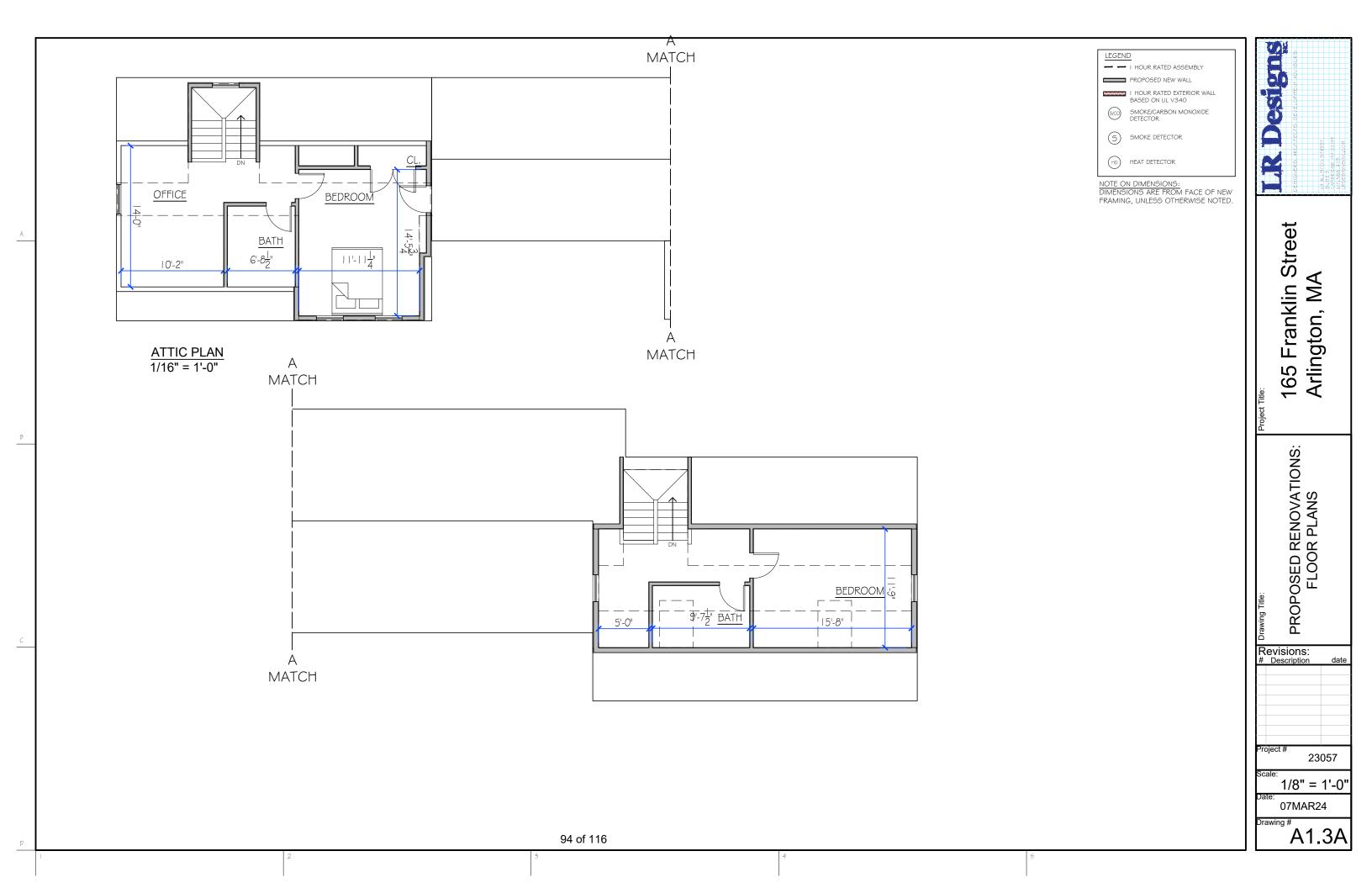
A1.2

90 of 116

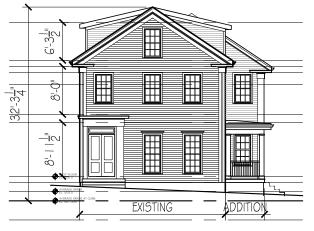


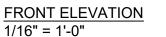






### **CURRENT PROPOSED**

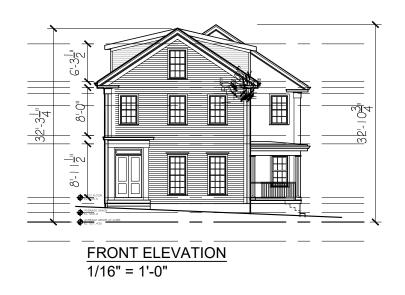




### 8-11-8 H EXISTING **ADDITION**

**RIGHT SIDE ELEVATION** 1/16" = 1'-0"

### PREVIOUS PROPOSED





95 of 116

165 Franklin Street Arlington, MA

PROPOSED RENOVATIONS: EXTERIOR ELEVATIONS

Revisions: # Description 23057

1/16" = 1'-0" 07MAR24

A2.1



Arlington, MA

PROPOSED RENOVATIONS: EXTERIOR ELEVATIONS

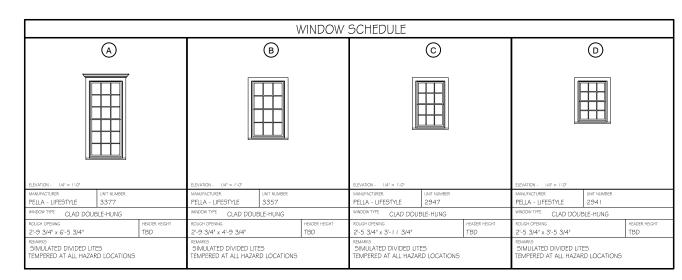
Revisions: # Description

23057

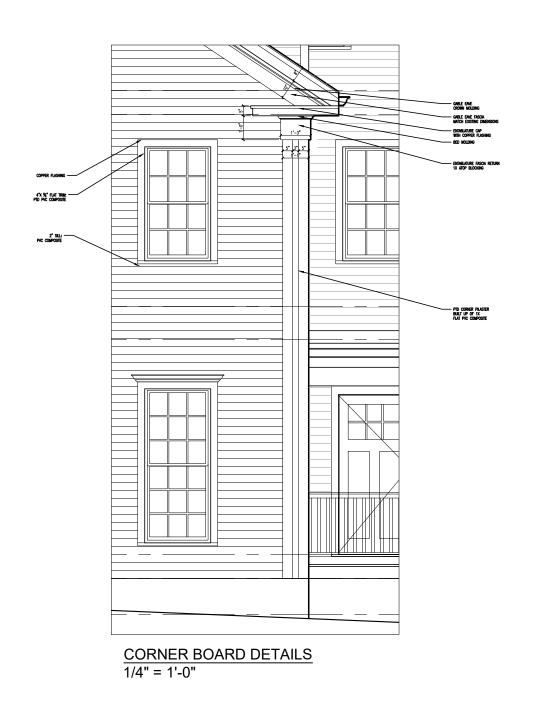
1/16" = 1'-0"

07MAR24

A2.2



NOTES:
VERIFY ALL ROUGH OPENINGS. QUANTITIES SHALL BE
THE RESPONSIBILITY OF THE CENERAL CONTRACTOR.
PROVIDE TEMPERED GLAZING AT ALL HAZARD
LOCATIONS, VERIFY EGRESS DIMENSIONS AT REQUIRED
LOCATIONS.



165 Franklin Street Arlington, MA PROPOSED RENOVATIONS: BUILDING DETAILS Revisions: # Description

23057

1/4" = 1'-0"

A3.1

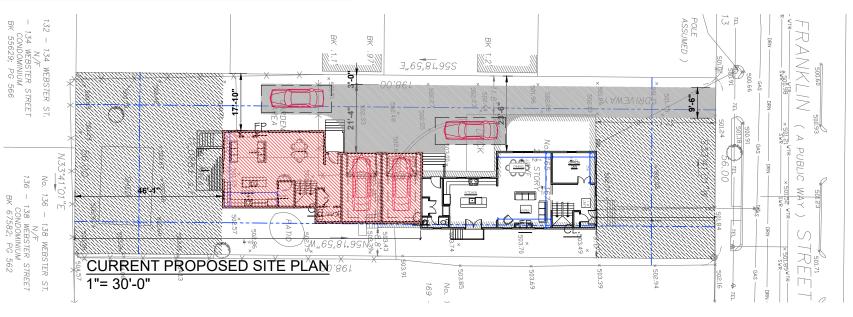
07MAR24

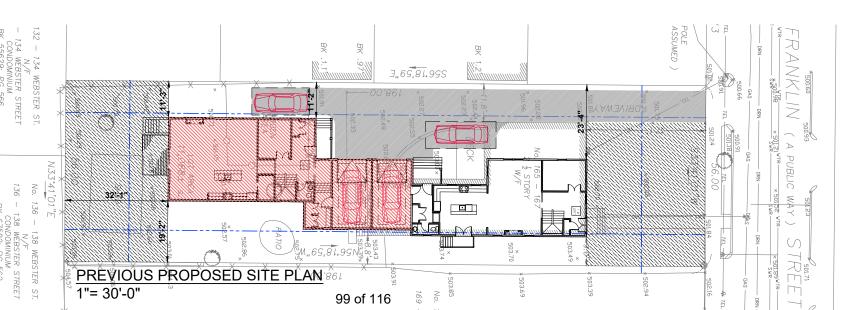
97 of 116

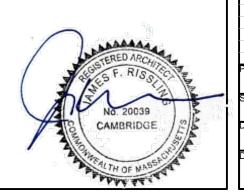
### BUILDING AREA CALCULATIONS (GROSS SQ. FT.) - ZONING CURRENT **PREVIOUSLY CURRENT** APPLICATION EXIST. AREA **PROPOSED** PROPOSED PROPOSED (TOTAL AREA) (ASSESSORS) TOTAL (TOTAL AREA) (TOTAL AREA) ADDITION **BASEMENT (CELLAR)** 1,159 1,964 2,355 1,927 1ST FLOOR 1,661 2,474 2,603 2,490 2ND FLOOR 1,183 2,567 2,371 2,603 ATTIC (SURVEYED) 99 558 452 493 GARAGE (ACCESSORY 0 606 548 549 PARKING) **TOTAL GROSS FLOOR** 7,563 7,668 7,077 2,975 4102 **AREA** TOTAL GROSS AREA 8,169 7,626 8,216 4102

ZONING DATA PER §6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS: ARLINGTON, MA						
	ZONING DISTRICT - R2	ALLOWED/ REQUIRED	EXISTING	PREVIOUS PROPOSED	CURRENT PROPOSED	COMPLIANCE
Α	MINIMUM LOT SIZE (S.F.)	6,000	±11,088	NO CHANGE	NO CHANGE	CONFORMS
В	MIN. FRONTAGE (FT)	60	56	NO CHANGE	NO CHANGE	EXISTING NON-CONF.
С	FLOOR AREA RATIO MAX. (FAR)	NA	-			NA
D	LOT COVERAGE MAX. (%) (PROPOSED 2,975 SF / 11,088 SF = 23.5)	35	19%	28.5%	2603/ 11088 = 23.5%	CONFORMS
Е	MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA				NA
F	MIN. FRONT YARD (FT)	20	37.1	NO CHANGE	NO CHANGE	CONFORMS
G	MIN. SIDE YARD - RIGHT	10	11.8	11'- 3"	17'-9 3/4"	CONFORMS
	MIN. SIDE YARD - LEFT	10	8.8	NO CHANGE	NO CHANGE	EXISTING NON-CONF. (EXISTING STRUCTURE ONLY)
Н	MIN. REAR YARD (FT)	20	94.5	32'-1"	46'-1"	CONFORMS
I	MAX. HEIGHT (STORIES / FT)	2 1/2 / 35	2 1/2 / 32.25	2 1/2 / 32.88	2 1/2 / 32.25	CONFORMS
J	OPEN SPACE: MIN. LANDSCAPED AREA (%) (PROPOSED 4,512 SF / 7,077 GSF = 63.75)	10	250	80	63.75	CONFORMS
К	OPEN SPACE: MIN. USABLE AREA (%) (PROPOSED 4,241 SF / 7,077 GSF = 60)	30	201	45	60	CONFORMS
§6.1. 4	MIN. NO. OF PARKING SPACES	2	4	4	4	CONFORMS

BUILDING AREA CALCULATIONS (GROSS SQ. FT.) - ZONING					
	EXIST. AREA (ASSESSORS)	APPLICATION (TOTAL AREA)	PREVIOUSLY PROPOSED (TOTAL AREA)	CURRENT PROPOSED (TOTAL AREA)	CURRENT PROPOSED TOTAL ADDITION
BASEMENT (CELLAR)	1,159	1,964	2,355	1,927	
1ST FLOOR	1,661	2,474	2,490	2,603	
2ND FLOOR	1,183	2,567	2,371	2,603	
ATTIC (SURVEYED)	99	558	452	493	
GARAGE (ACCESSORY PARKING)	0	606	548	549	
TOTAL GROSS FLOOR AREA	4102	7,563	7,668	7,077	2,975
TOTAL GROSS AREA	4102	8,169	8,216	7,626	







LR Designs

165 Franklin Street Arlington, MA

**ZONING INFORMATION** 

Revisions: # Description

23057 1/8" = 1'-0"

Date: 07MAR24 12MAR24 Drawing #



### **Town of Arlington, Massachusetts**

### Docket #3788 70 Robbins Road

### ATTACHMENTS:

	Type	File Name	Description
D	Reference Material	#3788_70_Robbins_Road_Legal.pdf	#3788 70 Robbins Road Legal
D	Reference Material	#3788_70_Robbins_Road_Special_Permit.pdf	#3788 70 Robbins Road Special Permit
D	Reference Material	70_Robbins_Rd_Plan_set_special_permit_feb_23.pdf	#3788 70 Robbins Rd Plan set special permit feb 23
ם	Reference Material	70_Robbins_Road_Arlington_Proposed_Plot_Planpd	#3788 70 Robbins Road f Arlington Proposed Plot Plan



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

### **LEGAL NOTICE**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Andrew and Janet Sparks** of Arlington, MA. on February 27, 2024, a petition seeking to alter their property located at **70 Robbins Road - Block Plan 149.0-0003-0011.0.** Said petition would require a **Variance** under **Section 5.3.9(D)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on April 9, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**<a href="https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar">https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar</a> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <a href="https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes">https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes</a>

**DOCKET NO 3788** 

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us** 



SP-24-6

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 2/27/2024

Primary Location

70 ROBBINS RD

Arlington, MA 02476

Owner

SPARKS ANDREW W & JANET

Κ

70 ROBBINS RD ARLINGTON,

MA 02476

**Applicant** 

Walter Russell

**3** 781-799-4275

@ team@hshbuilds.com

24 Woodland Way Ayer, MA 01432

### Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.\*

The requested use is permitted in the R-1 zoning district through the granting of a special permit

Explain why the requested use is essential or desirable to the public convenience or welfare.\*

The additional living space created from the front porch will allow the growing family to comfortably stay in their home.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.\*

There would not be an increase in traffic congestion or any impairment to pedestrians safety.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.\*

There would be no change to the current usuage of vthe property and would not create additional burden on municipal systems.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.\*

The propsoed project would not result in the need for special regulations.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.\*

70 Robbins Road was built in the mid 1920's along with many other similar houses on Robbins Road and the greater neighborhood. These houses typically included a front porch, and many have been enclosed over the 100 years since they were built. Two others on Robbins Road have successfully incorparated porch areas into their living spaces, at numbers 36 and 42 Robbins. Asethetically, an enclosed porch area is in keeping with the modifications to these 1920s houses, and will be maintaining the current massing. The roofline will be modified from and exisitng hip roof to a single plane shed roof for simplicity of building and insulating as well as an improved aesthetic.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.\*

The proposed project will not cause any detrimental excesses.

### Dimensional and Parking Information

Present Use/Occupancy \*

Proposed Use/Occupancy \*

R1

R1

Existing Number of Dwelling Units*  1	Proposed Number of Dwelling Units*
Existing Gross Floor Area (Sq. Ft.)* 2511	Proposed Gross Floor Area (Sq. Ft.)* 2511
Existing Lot Size (Sq. Ft.)* 5000	Proposed Lot Size (Sq. Ft.)* <b>②</b> 5000
Minimum Lot Size required by Zoning* 6000	Existing Frontage (ft.)* 50
Proposed Frontage (ft.)* 50	Minimum Frontage required by Zoning*
Existing Floor Area Ratio*	Proposed Floor Area Ratio*
Max. Floor Area Ratio required by Zoning*	Existing Lot Coverage (%)* 22
Proposed Lot Coverage (%)* 22	Max. Lot Coverage required by Zoning*
Existing Lot Area per Dwelling Unit (Sq. Ft.)*	Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

Minimum Lot Area per Dwelling Unit required by Zoning*	Existing Front Yard Depth (ft.)* 17.5
O	
Proposed Front Yard Depth (ft.)*	Minimum Front Yard Depth required by Zoning*
17.5	25
Existing Left Side Yard Depth (ft.)*	Proposed Left Side Yard Depth (ft.)*
10.2	10.2
Minimum Left Side Yard Depth required by Zoning*	Existing Right Side Yard Depth (ft.)*
10	16
Proposed Right Side Yard Depth (ft.)*	Minimum Right Side Yard Depth required by Zoning*
16	10
Existing Rear Yard Depth (ft.)*	Proposed Rear Yard Depth (ft.)*
29.1	29.1
Minimum Rear Yard Depth required by Zoning*	Existing Height (stories)
20	2.5
20	2.5
Proposed Height (stories)*	Maximum Height (stories) required by Zoning*
2.5	2.5
Existing Height (ft.)*	Proposed Height (ft.)*
30.88	30.88

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)* O	Proposed Landscaped Open Space (Sq. Ft.)*
Existing Landscaped Open Space (% of GFA)* O	Proposed Landscaped Open Space (% of GFA)*
Minimum Landscaped Open Space (% of GFA) required by Zoning*	Existing Usable Open Space (Sq. Ft.)* O
Proposed Usable Open Space (Sq. Ft.)* O	Existing Usable Open Space (% of GFA)*
Proposed Usable Open Space (% of GFA)* O	Minimum Usable Open Space required by Zoning* 753
Existing Number of Parking Spaces*	Proposed Number of Parking Spaces*
Minimum Number of Parking Spaces required by Zoning*	Existing Parking area setbacks

Proposed Parking area setbacks \* Minimum Parking Area Setbacks required by Zoning\* 0 0 **Existing Number of Loading Spaces Proposed Number of Loading Spaces\*** 0 0 Minimum Number of Loading Spaces required by Existing Slope of proposed roof(s) (in. per ft.)\* Zoning\* 4 0 Proposed Slope of proposed roof(s) (in. per ft.)\* Minimum Slope of Proposed Roof(s) required by Zoning\* 4 2 Existing type of construction\* Proposed type of construction\* R1 R1 **Open Space Information** Existing Total Lot Area\* **Proposed Total Lot Area\*** 5000 5000 Existing Open Space, Usable\* Proposed Open Space, Usable\* 0 0 **Proposed Open Space, Landscaped\*** Existing Open Space, Landscaped\* 0 0

### **Gross Floor Area Information**

Accessory Building, Existing Gross Floor Area O	Accessory Building, Proposed Gross Floor Area O
Basement or Cellar, Existing Gross Floor Area <b>②</b> 716	Basement or Cellar, Proposed Gross Floor Area 716
1st Floor, Existing Gross Floor Area 883	New Field O
1st Floor, Proposed Gross Floor Area 883	2nd Floor, Existing Gross Floor Area 716
2nd Floor, Proposed Gross Floor Area 716	3rd Floor, Existing Gross Floor Area  —
3rd Floor, Proposed Gross Floor Area  —	4th Floor, Existing Gross Floor Area
4th Floor, Proposed Gross Floor Area -	5th Floor, Existing Gross Floor Area  —
5th Floor, Proposed Gross Floor Area -	Attic, Existing Gross Floor Area <b>②</b> 196
Attic, Proposed Gross Floor Area	Parking Garages, Existing Gross Floor Area <b>②</b> O

O Parking Garages, Proposed Gross Floor Area	All weather habitable porches and balconies, Existing Gross Floor Area  O
All weather habitable porches and balconies, Proposed Gross Floor Area	Total Existing Gross Floor Area  2511
Total Proposed Gross Floor Area	
2511	



617 489 8535

# Sparks Residence 70 Robbins Road, Arlington MA

2/23/2024

# **70 ROBBINS ROAD**

APPLICATION FOR SPECIAL PERMIT TO PARTIALLY ENCLOSE AN EXISTING FRONT PORCH CURRENTLY WITHIN THE FRONT **SETBACK** 



AERIAL PHOTO OF 70 ROBBINS ROAD AND NEIGHBORHOOD





70 ROBBINS ROAD, EXISTING



**42 ROBBINS ROAD** 

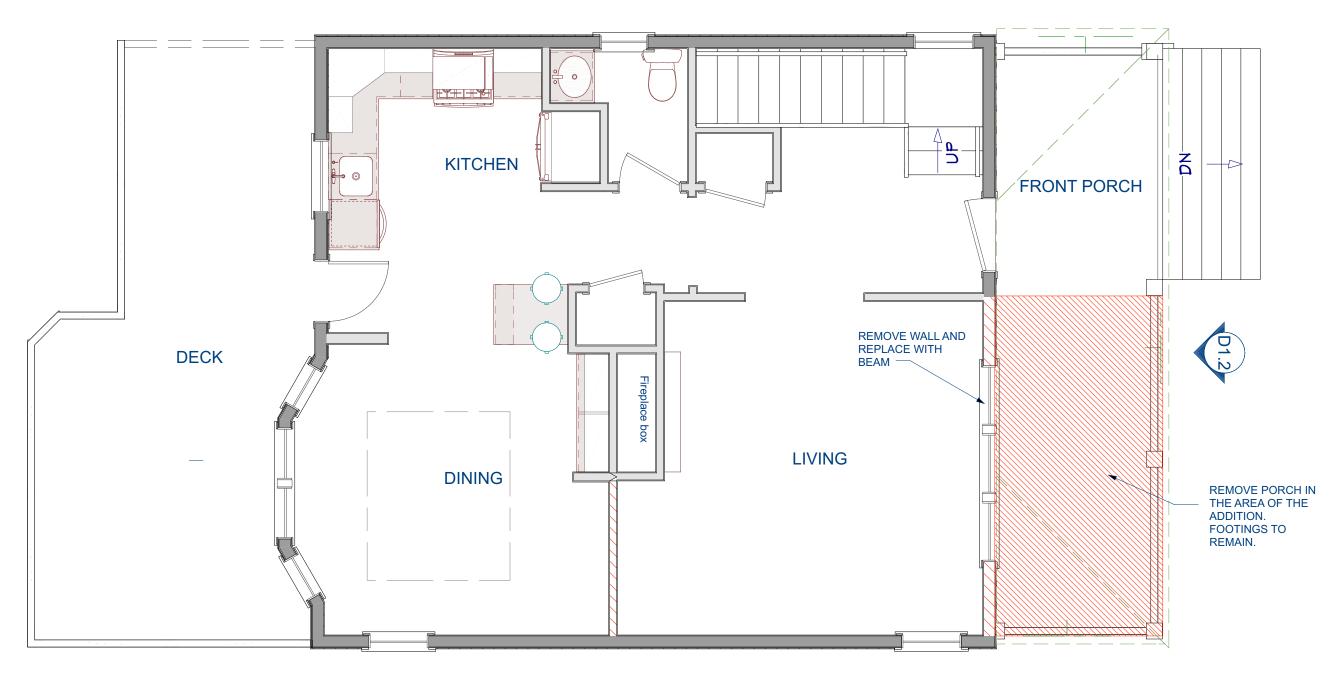


36 ROBBINS ROAD

70 Robbins Road was built in the mid 1920s along with many other similar houses on Robbins Road and the greater neighborhood. These houses typically included a front porch, and many have been enclosed over the 100 years since they were built. Two others on Robbins Road have successfully incorporated porch area into their living spaces, at numbers 36 and 42 Robbins. Aesthetically, an enclosed porch area is in keeping with the modifications to these 1920s houses, and will be maintaining the current massing. The roofline will be modified from an existing hip roof to a single plane shed roof for simplicity of building and insulating as well as a preferred aesthetic.

D1.1

FIRST FLOOR PLAN EXISTING SCALE: 1/4"=1'-0"







dEmios

617 489 8535

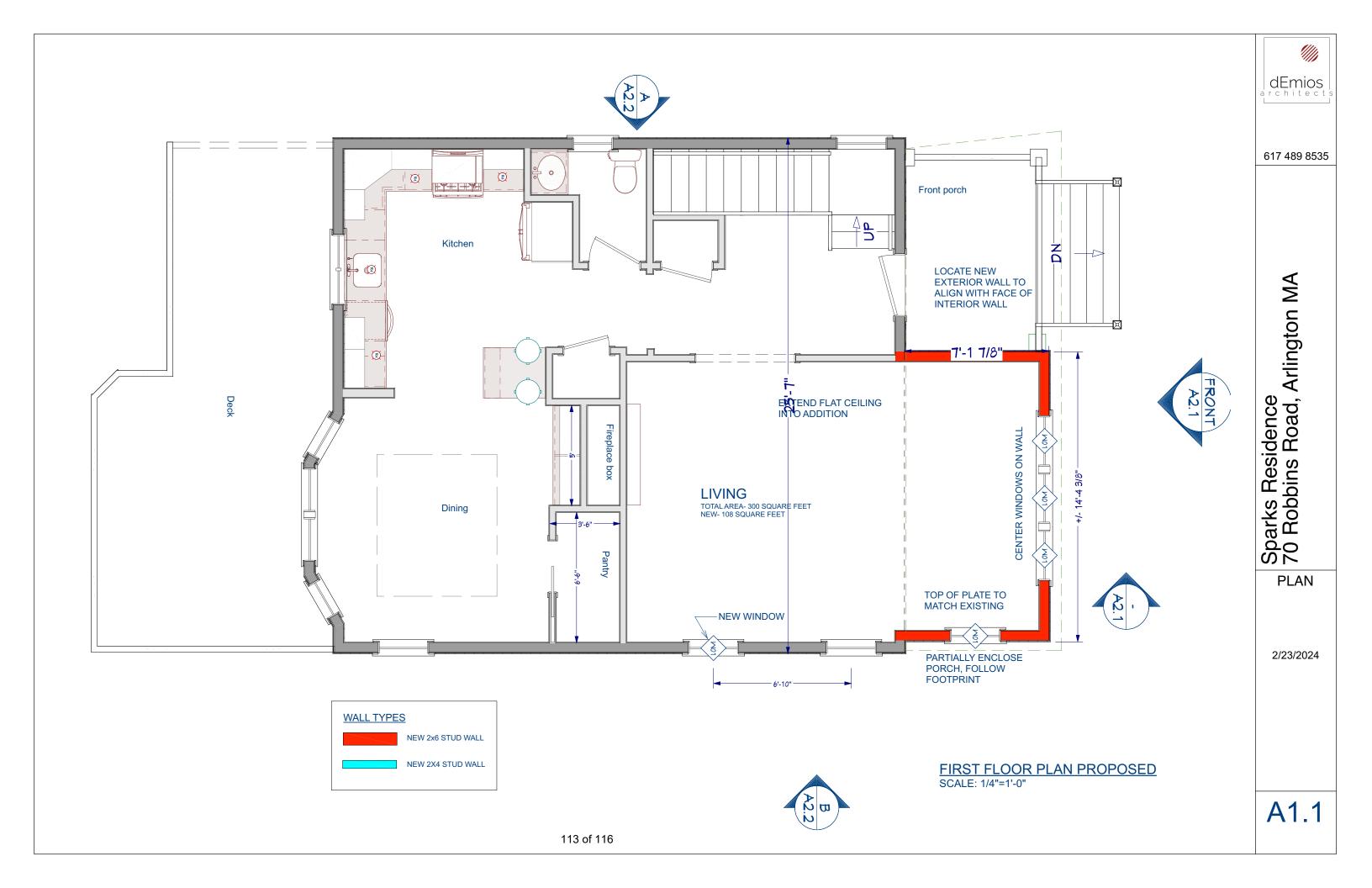
Sparks Residence 70 Robbins Road, Arlington MA

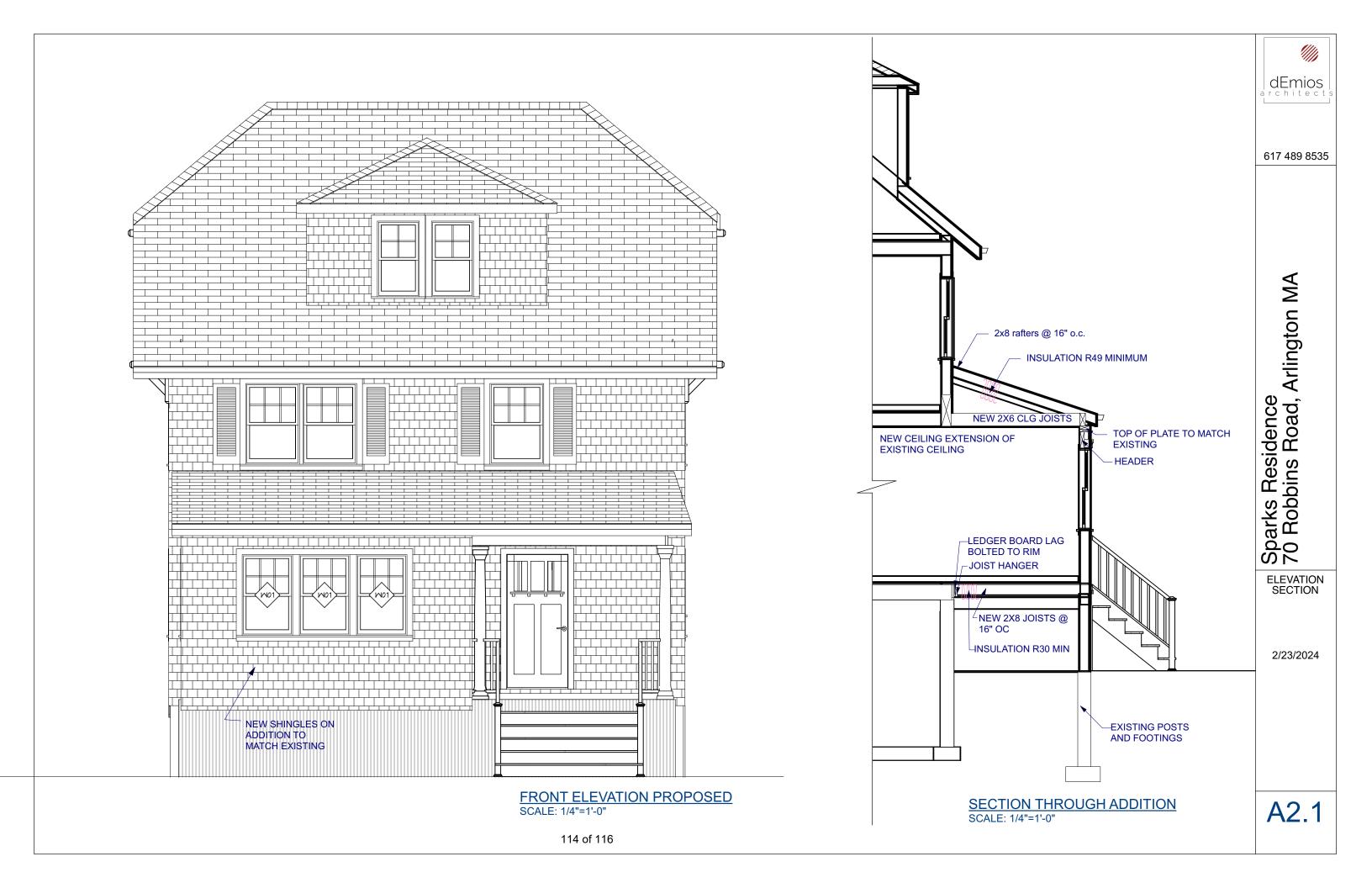
2/23/2024

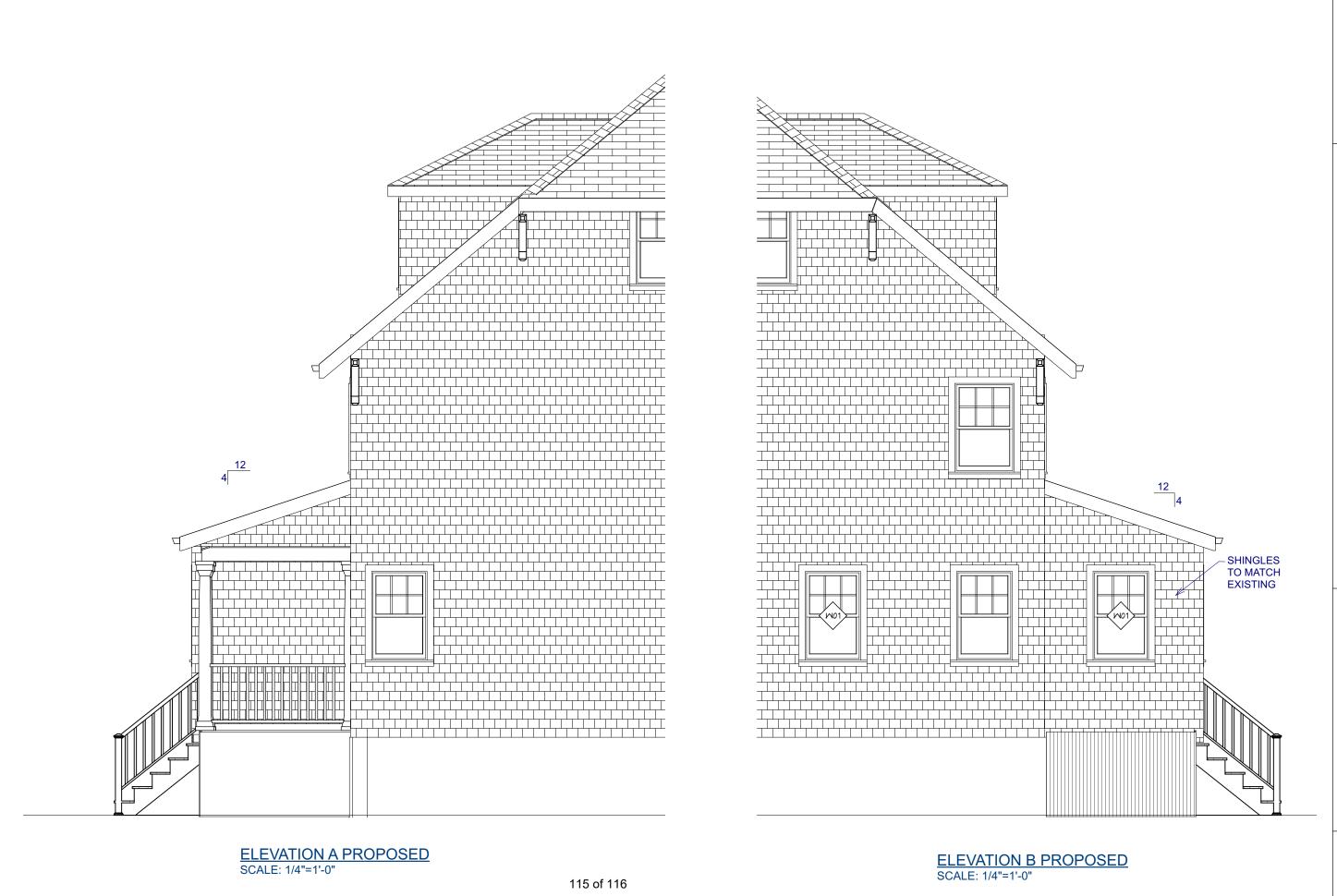
112 of 116

SCALE: 1/4"=1'-0"

D2.1









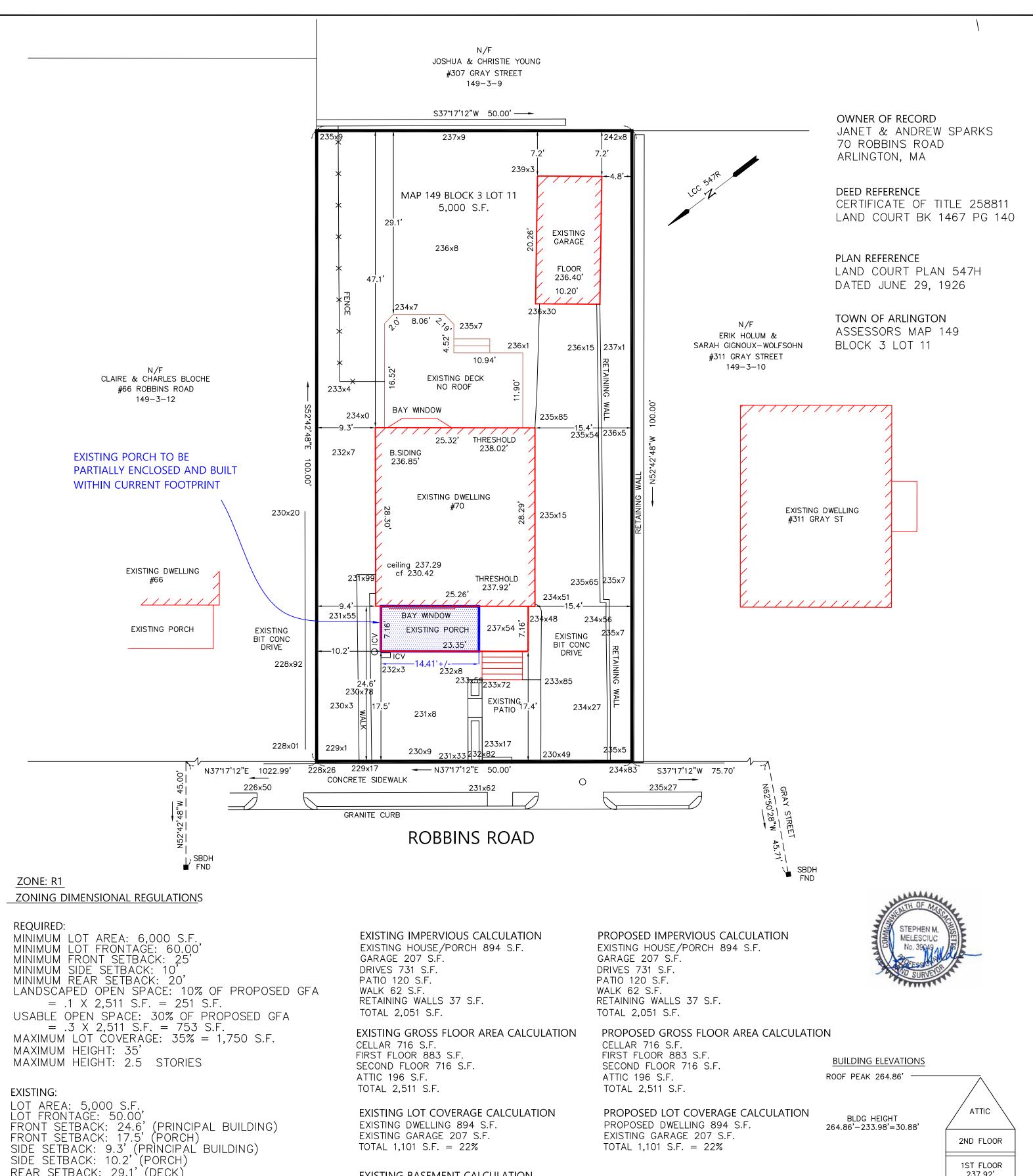
617 489 8535

Sparks Residence 70 Robbins Road, Arlington MA

**EXISTING** 

2/23/2024

A2.2



REAR SETBACK: 29.1' (DECK) USABLE OPEN SPACE  $\stackrel{\cdot}{=}$  1,645 S.F. IN AREA BUT

ALL OVER 8% SLOPE = 0% LOT COVERAGE: 1,101 S.F. = 22%

HEIGHT: 30.88' - 2 1/2 STORIES IMPERVIOUS: 2,051 S.F.

PROPOSED ADDITION

FRONT SETBACK: 24.6' (PRINCIPAL BUILDING) FRONT SETBACK: 17.5' (PORCH) SIDE SETBACK: 9.3' (PRINCIPAL BUILDING) SIDE SETBACK: 10.2' (PORCH) REAR SETBACK: 29.1' (DECK) USABLE OPEN SPACE = 1,645 S.F. IN AREA BUT ALL OVER 8% SLOPE = 0% LOT COVERAGE: 1,101 S.F. = 22% HEIGHT: 30.88' - 2 1/2 STORIES IMPERVIOUS: 2,051 S.F. O S.F. INCREASE

EXISTING BASEMENT CALCULATION AVERAGE GRADE 233.98' BASEMENT CEILING 237.29' AVERAGE GRADE TO BASEMENT CEILING = 3.31' BASEMENT CEILING IS LESS THAN 4.5' ABOVE AVERAGE GRADE SO IT IS NOT A STORY.

237.92 BASEMENT 6.87

AVG GRADE PLANE 233.98' 3.31' CELLAR FLOOR 230.42' 3.56' LOT SLOPE 1% + 13% / 2 = 7%

CELLAR CEILING 237.29' -

AVERAGE GRADE PLANE 231.55'+234.51'+235.85'+234.0'/4=233.98'

# PROPOSED ADDITION

70 ROBBINS ROAD ASSESSORS MAP 149 BLOCK 3 LOT 11 ARLINGTON, MA PREPARED FOR JANET & ANDREW SPARKS

ARLINGTON, MA

READING, MA 01867 (781) 844-7108 70 ROBBINS ROAD

STEPHEN M. MELESCIUC PROFESSIONAL LAND SURVEYOR #39049

514 GAZEBO CIRCLE

DATE: FEBRUARY 15, 2024 SCALE: 1"= 10'